



**Connells**

Derby Road  
Ipswich



### Property Description

Connells are pleased to bring to market this two bedroom end of terrace property located to the east of Ipswich and with exciting potential to be a perfect first time purchaser. The area is close to local shops, schools, public transport, and a railway station, providing convenient travel connections. The accommodation comprises of a lounge/diner, well equipped kitchen with shaker style units and useful storage, two bedrooms, first floor bathroom, and externally the property has a generous garden with outbuildings.

The property is conveniently located to the popular Holywells Park and the waterfront with its many restaurants and bars as well as the university. To the east of the property there is good access links onto the A12 and A14.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

### Lounge/Diner

Double glazed front door providing access to lounge/diner with double glazed window to front and rear, fireplace with wooden mantle surround and tiled base, carpet, radiators, textured ceiling and pendant light.

### Kitchen

Shaker style cabinet with marble effect work top, luxury vinyl tiled flooring ( the vendor has advised it was installed in February 2024) inset stainless steel sink and drainer with mixer tap and tiled splash backs, space for washing machine, fridge freezer, freestanding cooker, larder cupboard, feature wooden dresser integrated into kitchen, double glazed window and door to side, radiator and under stairs storage.

### Landing

Carpet, loft hatch with ladder and light.

### Bedroom One

Double glazed window to front, carpet, pendant light and radiator.

### Bedroom Two

Radiator, carpet, pendant light and double glazed window to rear.

### Bathroom

Bath with mixer tap and hand held shower, wash hand basin with hot and cold taps, double glazed window to rear, low-level w/c, airing cupboard housing wall mounted boiler, heater towel rail, tiled walls and vinyl flooring.

### Outside

To the front of the property there is parking for one small car via dropped kerb and a concrete path leading to the front door. There is a shared access driveway leading to double gates for additional parking, with hard standing and large car port.

### Carport

Has strip lighting, workbench with vice and shelving for storage.

### Rear Garden

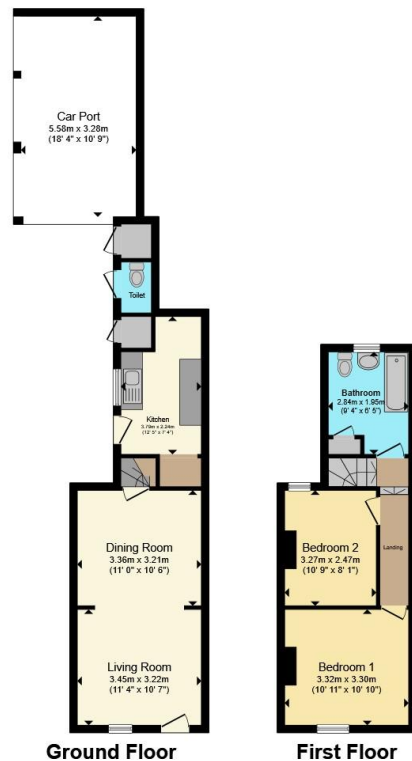
The rear garden has three brick built outbuildings consisting of two storage areas and outside w/c (not plumbed in) step up from the carport with the remainder of the garden being laid to lawn. The Shed to remain consisting of

workbench, single glazed window to side, shelving and solar powered light inside.

### Agents Notes

We have been advised the double glazed windows and doors are still within their 10 year Guarantee (can be provided upon request). The gas central heating was added March 2024 (valid seven year guarantee remaining) and the Fuse board updated 2024.





Total floor area 66.7 m<sup>2</sup> (718 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: Deleted

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Tenure: Freehold



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