



Connells

Shelley Street
Ipswich



Property Description

Located with good access to amenities and the train station you will find this well established two bedroom mid terrace property situated to the south of Ipswich. The property is being sold with no onward chain and comprises of a spacious lounge, kitchen and utility room, there is two first floor bedrooms, bathroom and outside courtyard.

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.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Lounge

Accessed via entrance door, double glazed window to front, two radiators, further double glazed window to rear and stairs rising to first floor.

Kitchen

Double glazed window to side, 1 1/2 bowl stainless steel sink and drainage unit, electric oven, electric hob, extractor over and radiator.

Utility Room

Double glazed window to rear, radiator and airing cupboard with Boiler.

First Floor Accommodation

Landing

Loft access, radiator and doors giving access to:

Bedroom One

Double glazed window to front and radiator.

Bedroom Two

Double glazed window to rear and radiator.

Bathroom

Comprises of a three piece suite, panel bath, pedestal wash hand basin, low-level w/c, separate shower cubicle and radiator.

Outside

There is a courtyard laid to patio to rear.





Total floor area 68.3 m² (735 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



To view this property please contact Connells on

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6 Princes Street
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EPC Rating: D Council Tax
 Band: A

view this property online connells.co.uk/Property/ICH312687

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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