



Kemball Street, IPSWICH IP4 5EE

welcome to

Kemball Street, IPSWICH

****THREE SPACIOUS BEDROOMS**FIRST FLOOR SHOWER ROOM**OPEN PLAN LOUNGE/DINER WITH WOOD BURNER**NEWLY FITTED WINDOWS**EXTENDED PROPERTY**LARGE KITCHEN/SNUG**OFF STREET PARKING**LANDSCAPED REAR GARDEN WITH CABIN**FURTHER SHED TO REAR**SEPARATE HALLWAY TO ENTRY**POPULAR EAST IPSWICH LOCATION****



A well presented, three bedroom mid terrace property in the heart of East Ipswich, offering generous living space and off street parking.

The property features a spacious entrance hall, a bright lounge/diner and an extended kitchen/snug, filled with natural light, creating a versatile and inviting space for relaxing or entertaining. Upstairs, there are three well proportioned bedrooms, with the master bedroom occupying the full width of the property.

To the rear is a private garden, accessed via a shared gate and to the front, the property benefits from off street parking.

Conveniently located and thoughtfully laid out, this property is ready to move in and will be suited to a range of buyers.

Entrance Hall Into-

Lounge/Diner

21' 6" x 10' 10" (6.55m x 3.30m)

Kitchen/Breakfast Room

19' 2" x 8' 10" narrowing to 6' 11" (5.84m x 2.69m
narrowing to 2.11m)

Landing

Bedroom 1

12' 10" x 10' 10" (3.91m x 3.30m)

Bedroom 2

10' 10" x 8' 6" (3.30m x 2.59m)

Bedroom 3

8' 10" x 6' 7" (2.69m x 2.01m)

External Details



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Kemball Street, IPSWICH

- THREE GENEROUS BEDROOMS
- FIRST FLOOR SHOWER ROOM
- OPEN PLAN LOUNGE/DINER
- FITTED WOOD BURNER
- NEWLY FITTED WINDOWS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPW104026 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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