





Property Description

An exciting opportunity to potentially modernise and improve this three bedroom semi-detached property located to the west side of Ipswich and being sold with no onward chain. The home comprises of entrance hall, spacious lounge, kitchen/diner, three bedrooms, bathroom. Externally the property has front & rear gardens, off road parking and a garage.

The property is within walking distance to Westbourne park which has a child play area, a sports centre, primary and secondary schools, a doctors surgery, local convenience store, chemist, butchers and the Suffolk punch public house. Morrisons superstore is also a close drive away.

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.

Entrance Hall

Accessed via double glazed door to side, carpet, radiator, stairs rising to the first floor and doors giving access to:

Lounge

Carpet, double glazed window to front, radiator, brick feature wall and fireplace, textured walls, textured ceiling wall and spotlighting.

Kitchen/Diner

Matching wall and base level units with roll top work tops with inset stainless steel sink drainer and mixer tap, space for washing machine, cupboard housed wall mounted boiler, Aqua board splash backs, laminate flooring, radiator, under stairs cupboard with consumer unit, double glazed door and windows to garden.

Landing

Loft hatch which is boarded and has ladder, radiator and airing cupboard.

Bedroom One

Radiator, double glazed window to front, built in double wardrobes and carpet.

Bedroom Two

Double glazed window to rear, carpet, pendant light, textured ceiling and built in double wardrobes.

Bedroom Three

Radiator, double glazed window to front and carpet.

Bathroom

Double glazed window to rear, bath with shower over, hot and cold taps, tiled round, carpet, wash hand basin with hot and cold tap, low level w/c and radiator.

Outside

The front of the property has off road parking for two cars, low brick wall to front and the remainder laid to lawn.

The rear garden has a patio area with the remainder laid to lawn, water butt, outside tap, shed and door to garage.

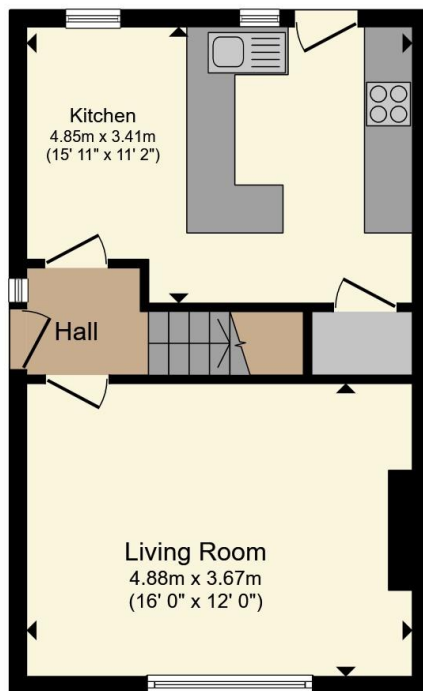
Garage

Up and over door, strip light workbench, single glazed window to rear, lean to sheds with window into garage, plastic roof, wooden construction and concrete base.

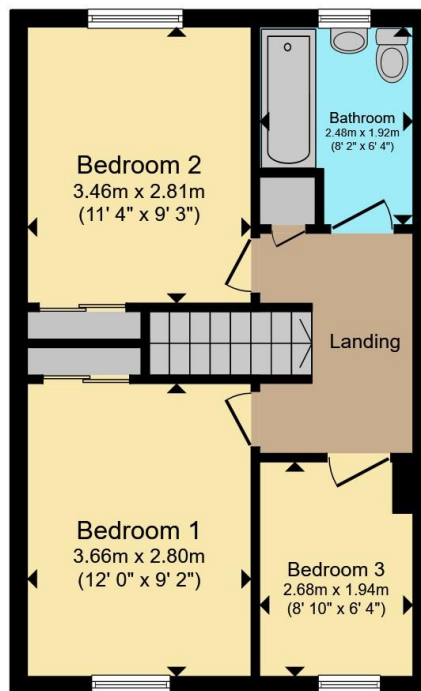
Agent Notes

The Vendor has advised they understand the boiler was installed in approximately December 2013 and last serviced in 2024. The Vendor also believes a new fuse board was installed in June 2003. Roof works were undertaken in October 2022 which have the benefit of a 15 year Guarantee.





Ground Floor



First Floor

Total floor area 78.4 m² (844 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

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6 Princes Street
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EPC Rating: Council Tax
 Awaited Band: C

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Tenure: Freehold



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