



Connells

Montgomery Road
Ipswich



Property Description

Located to the south west of Ipswich Connells are pleased to offer this extended semi-detached home. The accommodation comprises of three bedrooms, two reception rooms, kitchen, wet room, gas and double glazing, off-road parking to front and a rear garden.

The property is a short walk to Bourne Park, is surrounded by many local amenities, has superb transport links and good road access to the A 12 & A 14.

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 Porch

Accessed via upvc double glazed entrance door, upvc double glazed window to front and door given access to:

Entrance Hall

Stairs rising to the first floor with a storage cupboards under, radiator, textured ceiling and doors giving access to:

Lounge

11' 10" max x 20' (3.61m max x 6.10m)
Upvc double glazed window to rear, radiator and brick feature fireplace.

Dining Room

20' x 9' max (6.10m x 2.74m max)
Upvc double glazed patio door giving access to the rear garden, radiator and textured ceiling.

Kitchen

11' 10" x 8' 10" (3.61m x 2.69m)
Upvc double glazed window to front, circle bowl sink and circle drainer with mixer spray tap inset in roll edge work surface with cupboards and drawers under and above, wall mounted boiler, space for fridge freezer, space for cooker, tiled splashback's and tiled flooring.

First Floor Landing

Textured ceiling giving loft access and doors giving access to:

Bedroom One

12' x 11' 9" max (3.66m x 3.58m max)
Upvc double glazed window to rear and radiator.

Bedroom Two

12' x 9' (3.66m x 2.74m)
Upvc double glazed window to rear and radiator.

Bedroom Three

9' x 9' 1" max (2.74m x 2.77m max)
Upvc double glazed window to front.

Wet Room

Upvc double glazed window to front, radiator, low-level w/c, wash hand basin, tiled walls, extractor fan and wall shower unit.

Outside

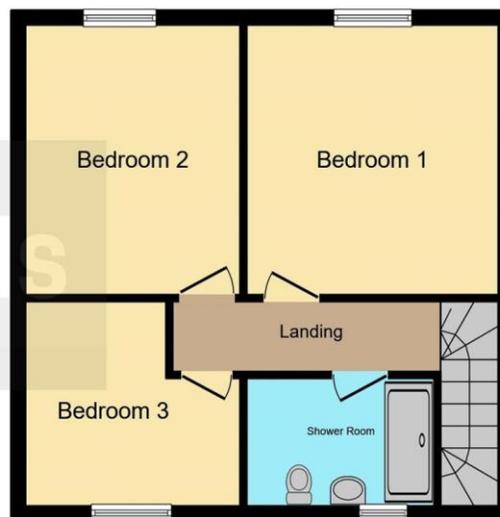
To the front of the property there is a drive providing off-road parking with gated side access to the rear garden, the remainder is laid to patio and shrubs and has a pathway to the entrance porch.

The rear garden commences with a patio area with the remainder being laid to lawn with mature trees and shrubs.





Ground Floor



First Floor

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.focalagent.com

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EPC Rating: D Council Tax
 Band: B

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Tenure: Freehold



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