



Connells

Putney Close
Ipswich

Putney Close Ipswich IP1 4EY

for sale offers in excess of
£250,000



Property Description

Connells are pleased to offer this well-presented modern town house located to the West of the town centre and near many local amenities. The property comprises of three bedrooms, a spacious lounge, a newly installed kitchen, ground floor cloakroom, family bathroom, off road parking, rear garden and is being offered with no onward chain.

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 front door and windows, wood effect flooring and radiator.

Cloakroom

Tiled flooring, radiator, wash hand basin with hot and cold taps, extractor fan and low level w/c.

Lounge

Dual aspect with double glazed windows to front and side, radiator, spotlights and under stair storage.

Kitchen/Diner

Matching wall and base level units, tiled splash backs inset into stainless steel sink and drainer with mixer tap, space for washing machine, fridge freezer, cupboard housing wall mounted boiler, electric oven and hob with extractor fan above, double glazed

window to rear and French doors giving access to garden.

First Floor Landing

Carpet, radiator and doors giving access to:

Bedroom Two

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

Bedroom Three

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

Bathroom

Bath with hot and cold taps and tiles around and tiled flooring, shower cubicle with electric shower head, Aqua boarding, double glazed window to side, wash basin with hot and cold tap, tiled splash backs, extractor fan and column radiator.

Second Floor Landing

Doors giving access to:

Bedroom One

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

Outside

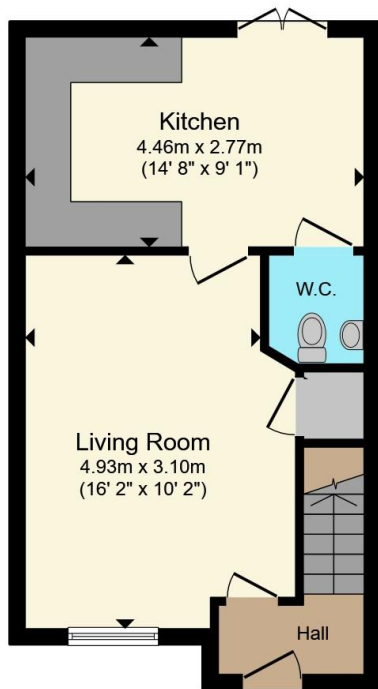
The property benefits from allocated parking which is the second closest from the house within a Bay of four.

The front garden consists of paved path leading to the entrance door, there are wall lights and shingle beds.

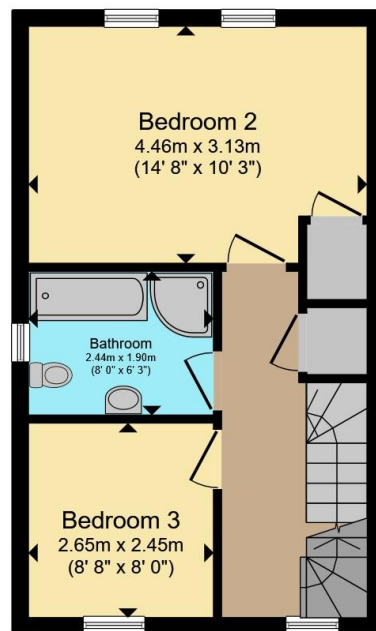
The rear garden has side access and

a paved pathway, shingle beds and brick wall enclosing the garden.

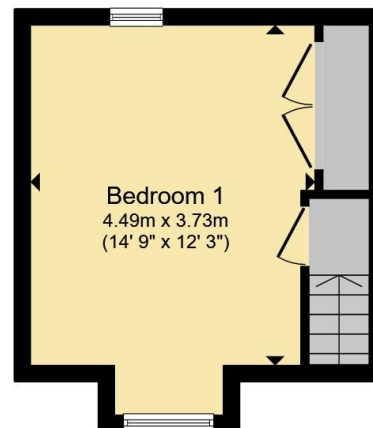




Ground Floor



First Floor



Second Floor

Total floor area 91.7 m² (987 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

Connells



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EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/ICH312827

Tenure: Freehold



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