



Cottage No St. Nicholas Court Ipswich IP1 1TG

for sale
£150,000



Property Description

Situated on St Nicolas Street in a highly sought-after central location, this attractive three-storey townhouse offers versatile and well-proportioned accommodation. The property comprises of an entrance hallway leading to a convenient cloakroom, a bright and contemporary living/dining area leading to the modern kitchen. Across the upper two floors, the property boasts three generously sized bedrooms, with the primary bedroom boasting an abundance of natural light and the additional bedrooms being well-suited for family living or office use. A stylish family bathroom serves the upper floors and the property further benefits from secure underground parking.

Located in the historic heart of Ipswich, St Nicolas Street places you within easy reach of a wide range of amenities. The town centre offers an excellent selection of shops, restaurants, cafés, and cultural attractions, including the vibrant waterfront area with its marina, bars, and leisure facilities. Ipswich benefits from strong transport links, including a mainline railway station providing direct services to London Liverpool Street, making it ideal for commuters. The area also offers reputable schools, green spaces, and easy access to the A12 and A14, connecting you to the wider region.

Entrance Hall

Accessed via entrance door into entrance hall with stairs rising to the first floor.

Cloakroom

Pedestal wash hand basin, low-level w/c and extractor fan.

Lounge

Double glazed windows to front and rear.

Kitchen

Double glazed window to rear and comprises of a selection of wall and base units with electric oven, electric hob and extract over, stainless steel sink into work services, plumbing for washing machine, integrated fridge freezer, integrated dishwasher and spotlights to ceiling.

First Floor Accommodation

Landing

Stairs to second floor and doors giving access to:

Bedroom Two

Double glazed window to rear with electric radiator and floor to ceiling built-in wardrobes.

Bedroom Three

Double glazed window to front and electric radiator.

Bathroom

Comprising of a bath with shower over, low-level w/c, pedestal wash hand basin and chrome towel rail.

Second Floor Landing

Airing cupboard and doors giving access to:

Bedroom One

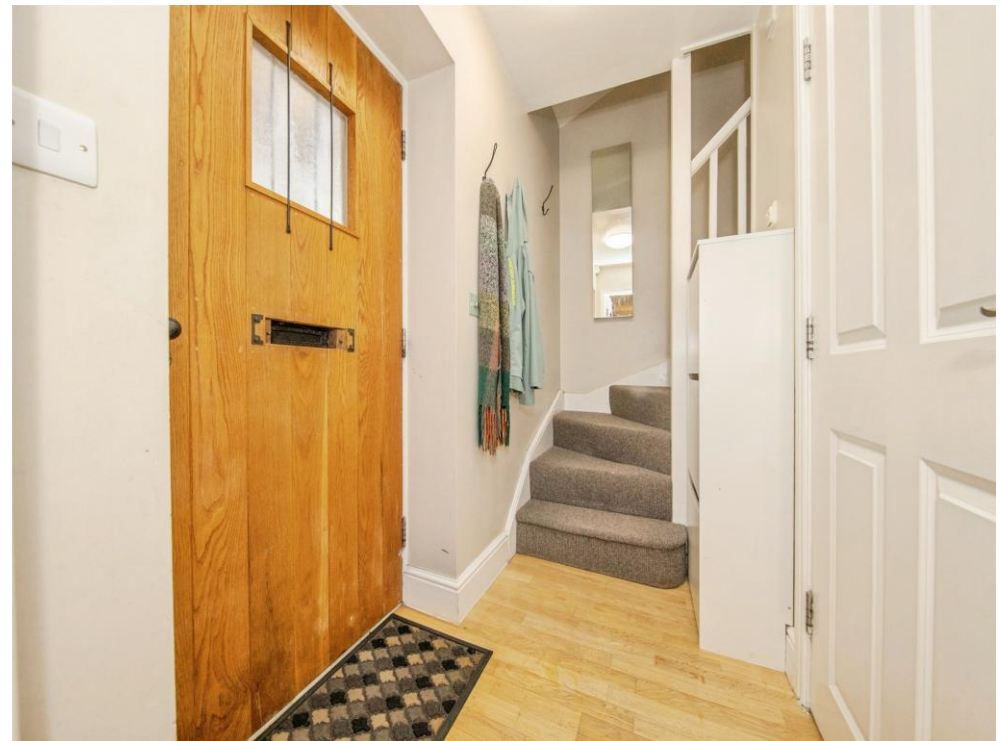
Double glazed window to rear and double glaze window to front and electric radiator.

Outside

Courtyard garden and secure parking for one car.

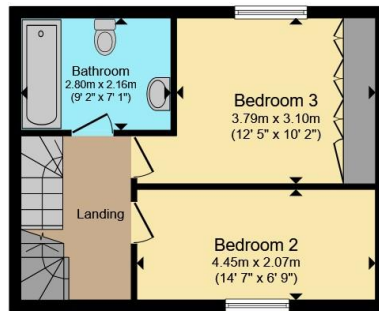
Agent Note

Leasehold property.





Ground Floor



First Floor



Second Floor

Total floor area 92.0 m² (990 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
 IPSWICH IP1 1QT

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 2600.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH313123

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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