





Property Description

Situated in the popular IP2 postcode, this three bedroom semi-detached family home offers an ideal turnkey purchase for first time buyers, or those looking to upsize. The home is modern, and boasts well proportioned versatile accommodation throughout with kitchen/diner, lounge to the ground floor and three bedrooms and family bathroom to the first floor. There is a driveway providing off road parking, and garage which has been converted to a home office with door leading to the landscaped rear garden.

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 to side, stairs rising to the 1st floor and doors giving access to:

Living Room

Wood effect flooring, pendant lights, radiator and two double glazed windows to front.

Kitchen/Diner

Matching wall and base level units in cream gloss with wood effect work surfaces, tiled splash back, Induction hob, spotlights, breakfast bar, double glazed window to side and stable door, double oven, wall mounted boiler which vendors have advised is serviced every year, space for tumble dryer, washing machine, dishwasher and fridge freezer, extractor fan, inset sink with half bowl drainer and mixer tap.

First Floor Landing

Large storage/open wardrobe and storage cupboard housing water tank.

Bedroom One

Carpet, pendant light, radiator and double glazed window to front.

Bedroom Two

Radiator, double glazed window to rear, carpet and open wardrobe.

Bedroom Three

Double glazed window to front, carpet, pendant light and radiator.

Bathroom

Tiled walls, wood effect laminate flooring, low level w/c, wash hand basin with mixer tap, heated towel rail, double glazed window to rear, bath with hot and cold tap, shower over and a shower screen.

Outside

The property benefits from a front garden with a sloped driveway for off road parking.

The rear garden consists of a patio area and the remainder is laid to lawn and has side access.

The garage has been converted into a office space and consists of inset spotlights, double glazed window and door to side with the remainder of the garage still used for storage with up and over door.

Agents Note

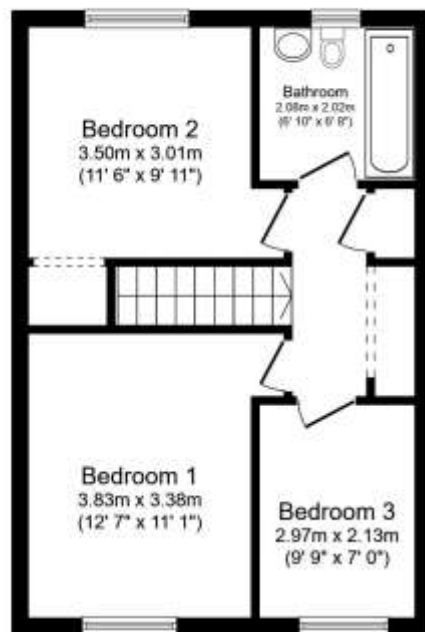
The vendors have advised fascias and guttering was replaced four years ago, garage conversion was done in 2022, double glazing and doors were replaced 10 years ago and the kitchen was installed around six years ago





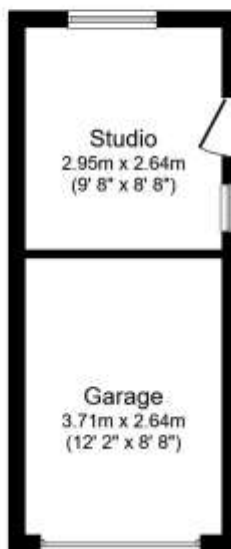
Ground Floor

Floor area 40.9 sq.m. (440 sq.ft.)



First Floor

Floor area 40.9 sq.m. (440 sq.ft.)



Garage

Floor area 17.9 sq.m. (193 sq.ft.)

Total floor area: 99.7 sq.m. (1,073 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any errors, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co



To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/ICH312933



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH312933 - 0009