



**Kemball Street, Ipswich IP4 5EE**

**welcome to**

**Kemball Street, Ipswich**

**\*\*END TERRACE HOUSE \*\*TWO RECEPTION ROOMS \*\*THREE BEDROOMS \*\*UPSTAIRS BATHROOM \*\*14ft KITCHEN \*\*EAST IPSWICH \*\*OFF ROAD PARKING \*\*IDEAL FIRST TIME HOME**



We are delighted to present this charming 3-bedroom end-terrace home, perfectly located in the heart of East Ipswich.

This property enjoys an excellent location, just a short walk from a variety of local shops, well-regarded schools such as Coplestone High School and Britannia Primary School, and Ipswich Hospital. For commuters, Derby Road train station offers convenient links, while the A12 and A14 are easily accessible.

Inside, the home features three bedrooms, two spacious reception rooms and upstairs bathroom, also being End-terrace position, this offers additional light and privacy.

Ideal for first-time buyers or investors, this property combines comfort, convenience, and great potential. A viewing is highly recommended.

### **Entrance Door Into-**

### **Hallway**

### **Lounge**

12' 1" Into bay x 10' 9" ( 3.68m Into bay x 3.28m )

### **Dining Room**

11' 3" x 11' 1" ( 3.43m x 3.38m )

### **Kitchen**

14' 1" x 8' 5" ( 4.29m x 2.57m )

### **Landing**

### **Bedroom One**

14' 11" Into Bay x 12' ( 4.55m Into Bay x 3.66m )

### **Bedroom Two**

11' 2" x 8' 9" ( 3.40m x 2.67m )

### **Bedroom Three**

8' 6" x 5' 9" ( 2.59m x 1.75m )

### **Bathroom**

### **Outside**

### **Front Area**

### **Rear Garden**



***view this property online*** [williamhbrown.co.uk/Property/IPW103865](http://williamhbrown.co.uk/Property/IPW103865)



welcome to

## Kemball Street, Ipswich

- EAST IPSWICH
- GOOD SIZE REAR GARDEN
- EXCELLENT SCHOOL CATCHMENTS
- TWO RECEPTION ROOMS
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/IPW103865](http://williamhbrown.co.uk/Property/IPW103865)



Property Ref:  
IPW103865 - 0010

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



**01473 721965**



[IpswichEast@williamhbrown.co.uk](mailto:IpswichEast@williamhbrown.co.uk)



33 Woodbridge Road East, IPSWICH, Suffolk,  
IP4 5QN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**