



**Poole Close, IPSWICH IP3 8SJ**

**welcome to**

**Poole Close, IPSWICH**

\*BROKE HALL LOCATION \*LARGE PLOT SIZE \*SEMI DETACHED HOUSE \*TWO RECEPTION ROOMS \*CONSERVATORY \*UTILITY ROOM \*CLOAKROOM  
\*THREE BEDROOMS \*FIRST FLOOR SHOWER ROOM \*EXCELLENT REAR GARDEN\*PARKING/GARAGE \*NO ONWARD CHAIN\*



We are delighted to offer for sale this three-bedroom semi-detached home, ideally situated in the heart of Broke Hall and offered with no onward chain. While the property would benefit from some modernisation, it has been lovingly maintained and offers an exciting opportunity for a new owner to create a wonderful family home, tailored to their own taste and requirements.

One of the property's most impressive features is the generous plot size, particularly the substantial rear garden, which provides excellent potential for extension without significantly impacting the outdoor space. The versatility of the accommodation also allows for a variety of configurations to suit individual needs.

The ground floor comprises two reception rooms, conservatory, fitted kitchen, utility room and cloakroom. To the first floor are three well-proportioned bedrooms and a shower room. Further potential exists with the attached garage, which could be converted into an additional reception room subject to any necessary consents.

Conveniently located, the property offers easy access to the A12 and A14, with regular bus routes providing links in and out of town. Local shops are around the corner, while Ipswich Hospital and a range of major retail outlets are also within easy reach.

This much-loved home simply requires someone with vision to bring it

**Entrance Door Into-  
Hallway  
Lounge  
Dining Room  
Conservatory  
Kitchen  
Utility Room  
Lobby  
Cloakroom  
Landing  
Bedroom One  
Bedroom Two  
Bedroom Three  
Shower Room  
Outside  
Front Garden  
Integral Garage  
Rear Garden**



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## Poole Close, IPSWICH

- BROKE HALL
- THREE BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- CONSERVATORY
- UTILITY AND CLOAKROOM

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
IPW104137 - 0003

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