





Property Description

A beautifully presented two double bedroom Victorian home, superbly positioned on the ever-popular east side of Ipswich, within easy reach of the town centre and the stunning Christchurch Park. Offering a spacious and versatile reception area ideal for entertaining, this charming property also benefits from a modern kitchen, two generous bedrooms, private front and rear gardens, and the added advantage of permit parking.

Perfectly located, Ipswich offers a vibrant mix of independent shops, stylish waterfront bars, restaurants and cafés, along with excellent schooling and transport links, including direct rail services to London Liverpool Street. The nearby Christchurch Park provides an idyllic setting with rolling lawns, mature trees and historic charm right on your doorstep.

Entrance Hall

Accessed via entrance door, wood effect flooring and door giving access to:

Lounge/ Diner

Wood effect laminate flooring, wooden mantle, radiator, double glazed window to front and rear and an open stair case leading to the first floor.

Kitchen

Matching wall and base level units inset into roll top work surfaces, radiator, stainless steel sink and drainer with mixer tap, double glazed window and door to side, space for fridge freezer, cooker, tiled floor, hard splash back, extractor, wall mounted boiler and space for washing machine.

First Floor Landing

Carpet, airing cupboard, loft hatch and doors giving access to:

Bedroom One

Double glazed window to front, built in wardrobes, carpet, picture rail and radiator.

Bedroom Two

Double glazed window to rear, radiator, picture rail, cast iron fireplace and carpet.

Bathroom

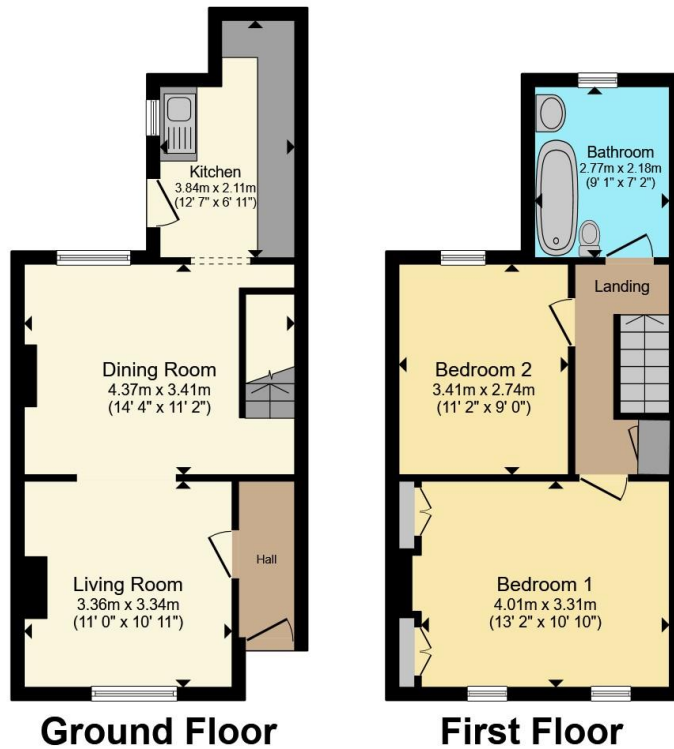
Radiator, extractor fan, double glaze window to rear, laminate flooring, wash hand basin with storage and mixer tap, bath with mixer tap and hand held shower, shower panel and low-level w/c.

Outside

The property is accessed via steps to front garden and entrance door.

The rear garden is tiered and has a patio area, mature shrubbery, outside tap, shingle and two brick built sheds which are to remain.





Total floor area 72.8 m² (784 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

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

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: D Council Tax Band: A

view this property online connells.co.uk/Property/ICH312719

Tenure: Freehold



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: ICH312719 - 0016