



**Connells**

Downing Close  
Ipswich



## Property Description

A well-positioned one bedroom first floor maisonette, located in a popular South/West Ipswich cul-de-sac, within convenient walking distance of the town centre, a wide range of local amenities and the Ipswich mainline railway station with direct links to London Liverpool Street in approximately 70 minutes. The property offers well-proportioned accommodation throughout, comprising a welcoming entrance hallway with excellent storage, a bright and airy dual-aspect lounge with pleasant, unoverlooked views, a fitted kitchen with a range of units, a spacious double bedroom and a bathroom. A particular feature of the property is the private rear garden, accessed via a side pathway, offering a peaceful setting with a lovely outlook over trees, ideal for relaxing or entertaining. Further benefits include loft access providing additional storage, a Worcester boiler installed in 2016 (recently serviced), a garage en bloc with reinforced security, and an allocated parking space. The property is offered with no onward chain and is leasehold with 81 years remaining. There are no ground rent or service charges.

Ipswich itself offers an extensive range of amenities including shops, restaurants, bars, theatres, parks and leisure facilities, alongside a vibrant marina area that has undergone significant regeneration in recent years.

## Entrance Hallway

Double glazed upvc entrance door with side window, offering a light and welcoming entrance. The hallway provides access to all rooms and benefits from excellent storage, including multiple cupboards ideal for general use or white goods. There is also loft access and the fuse board is located here. A Worcester boiler (installed 2016 and recently serviced) is housed within one of the cupboards.

## Lounge

A bright and spacious dual-aspect lounge, offering an abundance of natural light and pleasant, unoverlooked views to the rear. A comfortable living space with carpet flooring and aerial and phone points, carpet, pendant lights and radiator.

## Kitchen

Fitted with a range of wall and base units with work surfaces over. The kitchen includes space and plumbing for appliances, a freestanding electric oven, and a stainless steel sink with drainer. Window to the rear aspect and tiled splash backs.

## Bedroom

A generous double bedroom positioned to the rear of the property, benefiting from a pleasant outlook and a peaceful setting. Carpeted with radiator.

## Bathroom

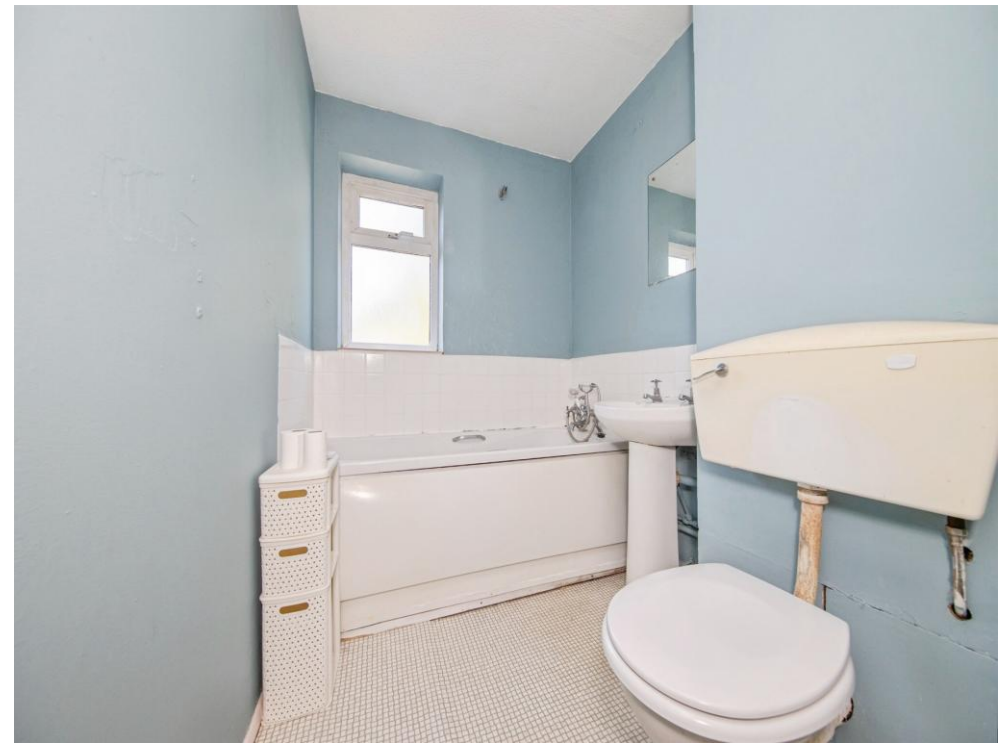
Comprising panel bath with shower over, pedestal wash hand basin and low-level w/c. window to the rear and vinyl flooring.

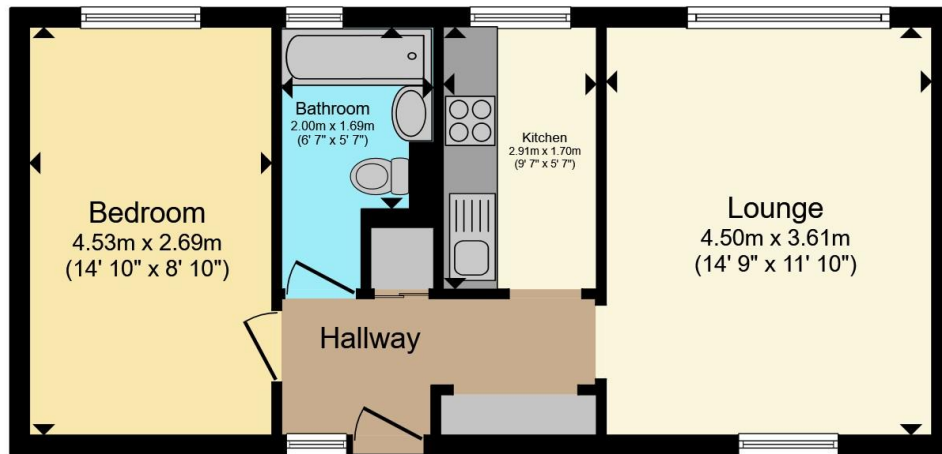
## Garden

Private rear garden accessed via a shared side pathway. The garden is mainly laid to lawn and enjoys a lovely, unoverlooked aspect with views of surrounding trees, creating a quiet and secluded outdoor space.

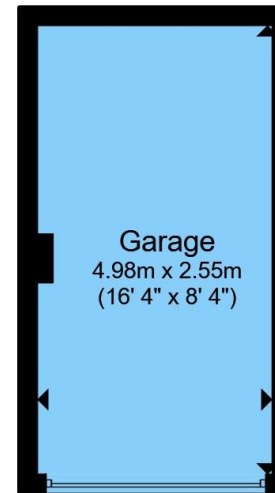
## Garage & Parking

The property benefits from a garage en bloc with a manual up and over door and additional security reinforcement. There is also an allocated parking space located in front of the garage.





**Floor Plan**



**Garage**



Total floor area 58.2 m<sup>2</sup> (626 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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6 Princes Street  
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EPC Rating:  
Awaited

Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH312523](http://connells.co.uk/Property/ICH312523)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Jun 1982. 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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