





Property Description

Situated in a popular and convenient location to the west of Ipswich town centre, this charming mid-terrace home offers an excellent opportunity for first-time buyers, commuters and investors alike. The property enjoys easy access to a wide range of local amenities, including shops, supermarkets, cafes, restaurants and leisure facilities, while the vibrant town centre and the beautiful Christchurch Park are both within easy reach.

The accommodation provides well-proportioned living space throughout, combining character and practicality to create a welcoming home. Outside, the property benefits from a private rear garden/courtyard, ideal for relaxing or entertaining.

Ann Street is particularly well placed for commuters, being within walking distance of Ipswich Railway Station, which offers regular direct services to London Liverpool Street in approximately 60 minutes, making it an ideal base for those travelling into the capital.

The property is also conveniently located for access to local schools, public transport links and major road networks including the A12 and A14, providing excellent connections across Suffolk and beyond.

Ipswich is the county town of Suffolk and offers an excellent mix of shopping, dining and leisure facilities, together with a picturesque waterfront marina, theatres, gyms and parks. The nearby Christchurch Park provides over 80 acres of open green space, while the town's mainline railway station offers direct links to London Liverpool Str

Lounge/Diner

Double glazed window to front, radiator, wood effect flooring. Open fireplace with wooden mantel surround, built-in storage, double glazed window to rear and radiator.

Kitchen

Matching cream shaker-style wall and base units, wood effect work surfaces. Tiled splashbacks, induction hob, oven and extractor fan. Space for fridge/freezer, washing machine and tumble dryer. Inset stainless steel sink with drainer and mixer tap. Double glazed window to side and door providing access to the garden.

Landing

Consumer unit, carpeted stairs and pendant lighting.

Bedroom One

Carpet flooring, radiator, double glazed window to front and pendant lighting.

Bedroom Two

Carpet flooring, pendant lighting, double glazed window to rear, radiator, door to bathroom and loft access.

First Floor Bathroom

Double glazed window to side, radiator, panel bath with shower over and mixer tap, extractor fan, tiled walls and wood effect flooring. Heated towel rail, storage cupboard housing wall-mounted boiler, low-level w/c and wash hand basin with mixer tap.

Outside

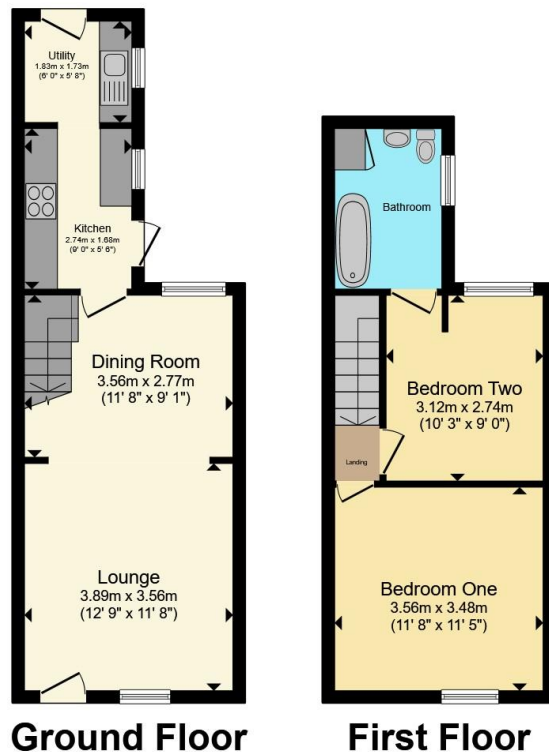
Rear Garden

Patio area, flower beds, water butt and gate providing access to the parking area.

Parking To Rear

Accessed via South Street, with off-road parking for one vehicle.





Total floor area 61.8 m² (665 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

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6 Princes Street
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EPC Rating: D Council Tax
 Band: A

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Tenure: Freehold



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