



Connells

Heath Lane
Ipswich



Property Description

Situated in a popular residential area of Ipswich, this well proportioned three bedroom end-terraced property in need of some modernisation offers excellent versatile accommodation together with useful outside space and off-road parking. The property comprises of two ground floor reception rooms providing versatile living and dining space and a good sized separate kitchen. The first floor there are three generous bedrooms and a family bathroom. Externally, the property boasts a generous rear garden, providing an excellent space for outdoor entertaining, children to play or simply relaxing during the warmer months. There is also a detached storage garage, providing valuable additional storage, along with off-road parking. A particularly attractive feature for buyers is that the property is offered with no onward chain, potentially allowing for a smoother and quicker purchase.

The property is located in the popular east Ipswich area, approximately two miles from Ipswich town centre. The surrounding area offers a range of local amenities, including shops, schools, parks and everyday services. Nearby transport links provide convenient access to the town centre, Ipswich railway station and the wider road network, including routes towards the A12 and A14. The area is also well placed for access to the Suffolk Heritage Coast and surrounding countryside, making it an appealing location for families and commuters alike.

Entrance Hall

The property is entered via a front door leading into the entrance hall, featuring a radiator, under-stairs storage cupboard, and stairs rising to the first-floor accommodation.

Lounge

Situated at the front of the property, the lounge benefits from a bay window and a gas fireplace, creating a comfortable living space.

Dining Room / Reception Room

A versatile second reception room featuring a Double Glazed window to the rear garden, rear access door, and radiator. Ideal as a dining room, family room, or home office.

Kitchen

Fitted with a range of wall and base units, the kitchen includes a stainless steel sink and drainer, cooker point, plumbing for a washing machine, and double-glazed window and door providing access to the rear garden.

First Floor Accommodation

Landing

The first-floor landing benefits from a side-facing double-glazed window and loft access.

Bedroom One

A spacious double bedroom positioned to the front of the property, Wood window to front, featuring a traditional picture rail and radiator.

Bedroom Two

A further double bedroom overlooking the rear aspect with double glazed window to rear, complete with built-in airing cupboard housing the boiler and additional storage cupboard.

Bedroom Three

A good-sized single bedroom located to the front of the property with radiator and wood window to front.

Bathroom

Comprising a panel-enclosed bath, pedestal wash hand basin, low-level w/c, and rear-facing double glazed window.

Outside

Front Garden

The property is approached via a low brick boundary wall and benefits from off-road parking with a shared side driveway leading to the rear garden.

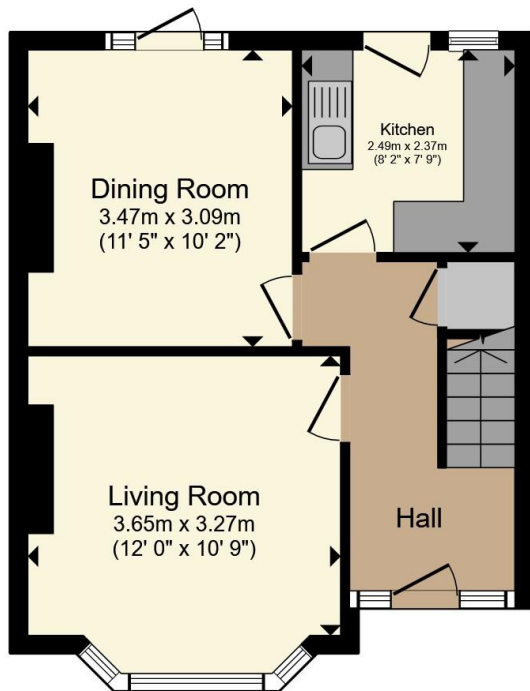
Rear Garden

The rear garden commences with a detached concrete garage, ideal for storage. The remainder is predominantly laid to lawn and further benefits from a garden shed and additional brick-built outbuilding.

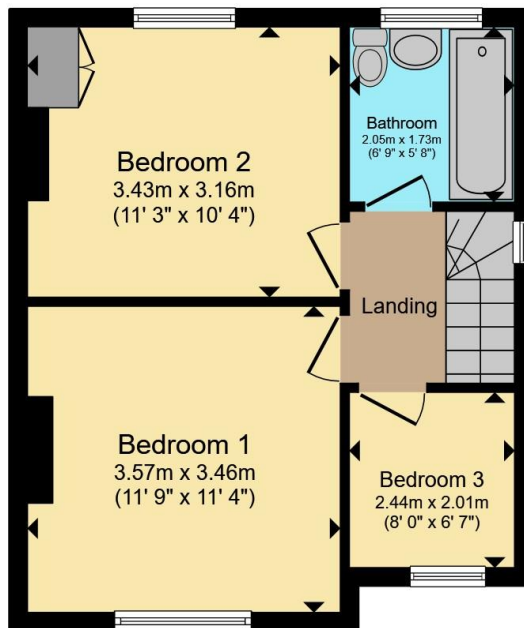
Bedroom Two

A further double bedroom overlooking the rear aspect with double glazed window to rear, complete with built-in airing cupboard housing the boiler and additional storage cupboard.





Ground Floor



First Floor

Total floor area 76.5 m² (824 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

Connells



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EPC Rating: D Council Tax
Band: B

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Tenure: Freehold



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