



Connells

Alan Road
IPSWICH



Property Description

Connells are pleased to bring to market this excellent opportunity to own two separate residential properties with the freehold situated in East Ipswich close to many local amenities. Both homes were refurbished in 2023 and comprise of a one-bedroom duplex maisonette and a two-bedroom house.

The Two-Bedroom House has been fully refurbished in 2023 and comprises of a lounge, kitchen/diner, bathroom and two bedrooms, with the added benefit of a driveway and outdoor space.

The One-Bedroom Duplex Maisonette has been fully refurbished in 2023, offering well-presented accommodation including a lounge, dining room, kitchen, bathroom and bedroom.

Outside The properties benefit from a courtyard garden and driveway, providing low-maintenance outdoor space and off-road parking.

Situated in an established residential area of Ipswich, Alan Road is conveniently located for local amenities, Copleston High School, shops and transport links. Derby Road railway station is approximately 0.2 miles away, with Ipswich mainline station approximately 1.4 miles away, offering connections to London Liverpool Street.

Two Bedroom House

Lounge

Double glazed entrance door, wood-effect flooring, pendant light, radiator and double glazed window to the front aspect. Useful shelving and storage beneath the stairs, with carpeted stairs leading to the first floor.

First Floor Landing

Carpeted landing with access to the loft.

Kitchen / Diner

Fitted with matching white gloss wall and base units, complemented by roll-top work surfaces incorporating an inset sink and drainer with mixer tap. Hob, oven and extractor fan, with space for a fridge freezer and washing machine. Double glazed window to the rear aspect, wood-effect flooring, wall-mounted boiler and useful storage cupboard. Doors provide access to the bathroom and bedrooms.

Bathroom

Fitted with a panelled bath with mixer tap and shower over, with tiling around the bath area. Double glazed window to the rear aspect, wash basin with mixer tap, vanity unit, radiator, storage cupboard and heated towel rail.

Bedroom One

Double glazed windows to both the front and rear aspects, radiator, carpeted flooring and pendant light.

Bedroom Two

Double glazed window to the front aspect, radiator, useful shelving, carpeted flooring and pendant light.

Outside

The properties benefit from a block paved driveway for a couple of vehicles.

One-Bedroom Duplex Maisonette

Entrance Hall

Double glazed entrance door, wood-effect flooring and doors providing access to the bathroom and kitchen.

Lounge

Radiator, wood-effect flooring, double glazed window to the front aspect and pendant light.

Dining Room

Double glazed door providing access to the courtyard, radiator, wood-effect flooring and pendant light. Door and stud wall partitions provide separation from the lounge. Carpeted stairs lead down to the bedroom.

Kitchen / Diner

Fitted with matching white gloss wall and base units, complemented by roll-top work surfaces incorporating a stainless steel sink and drainer with mixer tap. Integrated hob, oven and extractor fan, integrated fridge freezer and space for a washing machine. Wall-mounted boiler, useful storage cupboard with shelving, radiator and recessed spotlights.

Bedroom One

Carpeted bedroom with double glazed window to the front aspect, radiator, recessed spotlighting and useful under-stair storage

Bathroom

Fitted with a low-level WC, shower, vanity unit

with wash basin and mixer tap. Tiled splashback and half-height tiling, wood-effect flooring and heated towel rail.

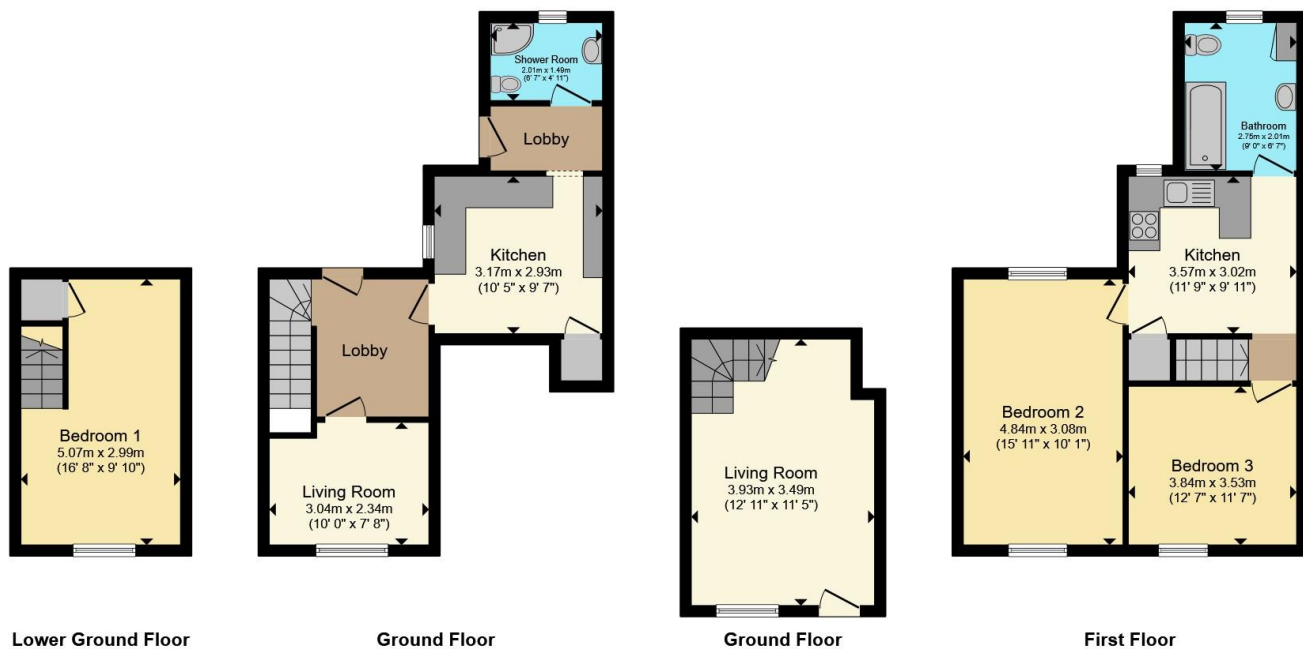
Courtyard Garden

The property benefits from an enclosed, block-paved courtyard garden, accessed via a side gate. The courtyard provides access to the property via two entrance doors and offers an ideal, low-maintenance outdoor space.

Agent Notes

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 109.5 m² (1,179 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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6 Princes Street
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/ICH313480



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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