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Tomline Road, Ipswich, Suffolk, IP3

8BZ

Asking Price £205,000

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- No Onward Chain
- Mid Terrace House
- Two Double Bedrooms
- 21ft Lounge/Dining Room
- Kitchen & Breakfast/Utility Room
- First Floor Bathroom
- New Boiler Installed August 2025
- Off-Road Parking to Front
- Low-Maintenance Rear Garden



This nicely presented two-bedroom mid terrace house is situated towards the popular east side of Ipswich and falls within the Copleston School catchment area. The property is being sold with no onward chain, and comes with off-road parking to the front, a low-maintenance rear garden, gas central heating via a new boiler which was installed in August 2025, and double-glazing. As agents, we recommend the earliest possible internal

viewing to appreciate the quality of accommodation on offer which comprises an entrance hall, 21ft dual aspect lounge/dining room, kitchen which opens through to a breakfast/utility room, first floor landing, two well-proportioned double bedrooms, and a bathroom.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and

London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.



**Outside – Front:** There is off-road parking and a shared passageway with gate which provides access to the rear garden.

**Entrance Hall:** Radiator, luxury vinyl floor, staircase rising to the first floor, and a door leading to:

**Lounge/Dining Room:** 21'2" x 10'4" (6.45m x 3.15m) Dual aspect with double-glazed windows to the front and rear, two radiators, luxury vinyl floor, understairs cupboard, and a door leading to:

**Kitchen:** 9'2" x 7'5" (2.8m x 2.26m) Fitted with a range of modern eye and base units with drawers, roll edge work surfaces with matching upstands, sink and drainer, space for appliances, wall-mounted gas boiler which was replaced in August 2025, double-glazed window to the side aspect, and an opening through to:

**Breakfast/Utility Room:** 7'7" x 6'6" (2.3m x 1.98m) Double-glazed window to the side aspect, double-glazed door

opening out to the side, and a radiator.

**First Floor Landing:** Built-in cupboard and doors providing access to the bedrooms and bathroom.

**Bedroom One:** 14'6" x 10'5" (4.42m x 3.18m) Two double-glazed windows to the front aspect and a radiator.

**Bedroom Two:** 10'5" x 9'3" (3.18m x 2.82m) Double-glazed window to the rear aspect and a radiator.

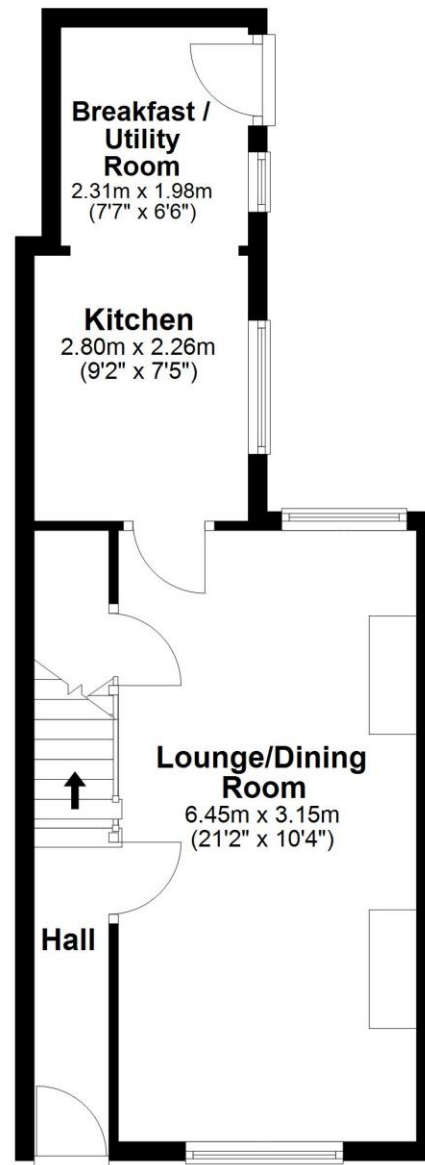
**Bathroom:** 10' x 7'5" (3.05m x 2.26m) A three-piece suite

comprising a bath with shower over and shower screen, low-level WC and pedestal hand wash basin, along with a radiator, tiled splashbacks, a cupboard housing the hot water tank, and an opaque double-glazed window to the rear aspect.

**Outside – Rear:** The low-maintenance garden is laid with a mixture of patio and stone and is enclosed by fencing.

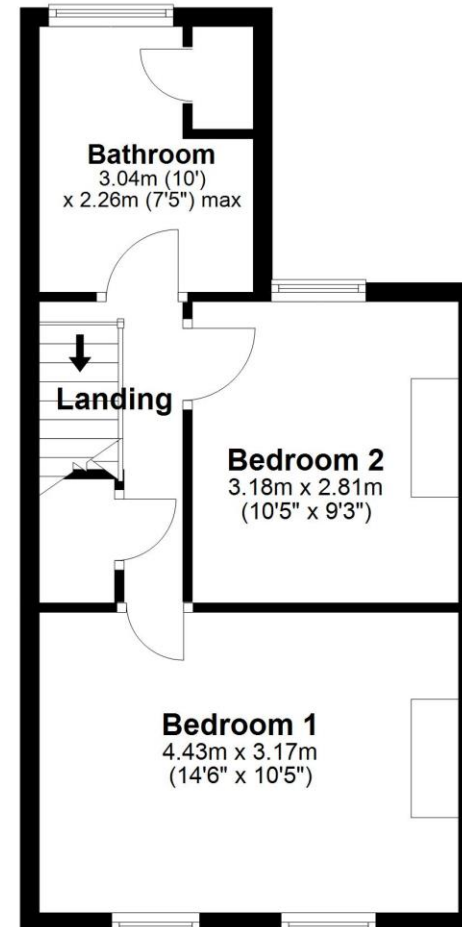
## Ground Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



## First Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



Total area: approx. 72.5 sq. metres (780.4 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



### Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: B



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