



# Palmer & Partners



Faraday Road, Ipswich, Suffolk, IP4

1PU

Asking Price £220,000

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- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- 22ft Living/Dining Room
- Four-Piece Ground Floor Bathroom
- Gas Central Heating
- Double-Glazing



Located towards the popular east side of Ipswich within the Copleston School catchment area lies this three-bedroom semi-detached house. The property is being sold with no onward chain and comes with gas central heating and double-glazing. The accommodation comprises an entrance hall, 22ft open plan living/dining room, kitchen, four-piece ground floor bathroom, and on the first floor

are three well-proportioned bedrooms.

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:** The courtyard-style garden is enclosed by low-retaining wall with gate opening onto a tiled path leading to the recessed porch. To the side is a shared passageway with gate providing access to the rear garden.

**Entrance Hall:** Radiator, staircase rising to the first floor, and a door into the dining room.

**Living Room:** 11'10" x 10'9" (3.6m x 3.28m) Double-glazed bay window to the front aspect, a radiator, laminate flooring,



coved ceiling, and squared opening through to:

**Dining Room:** 11'10" x 11'2" (3.6m x 3.4m) Double-glazed door opening out to the rear garden, a radiator, laminate flooring, understairs cupboard, coved ceiling, and a door leading to:

**Kitchen:** 9'3" x 9'2" (2.82m x 2.8m) Fitted with a range of matching eye and base units with drawers, roll edge work surfaces, sink and drainer, and tiled splashbacks. There is an integrated electric five-ring gas oven and hob with extractor

hood over, space and plumbing for a washing machine, cupboard housing the boiler, tiled flooring, coved ceiling, double-glazed window to the side aspect, and a door leading to:

**Family Bathroom:** 9'3" x 6'11" (2.82m x 2.1m) A four-piece suite comprising a bath, shower enclosure, low-level WC and vanity hand wash basin with storage beneath, along with a radiator, decorative tiled floor, half-height tiled walls, and

double-glazed opaque window to the side aspect.

**First Floor Landing:** Built-in cupboard, access to the loft, and doors leading to the bedrooms.

**Bedroom One:** 14'3" x 10'9" (4.34m x 3.28m) Two double-glazed windows to the front aspect, a radiator, period fireplace, stripped wood flooring, and coved ceiling.

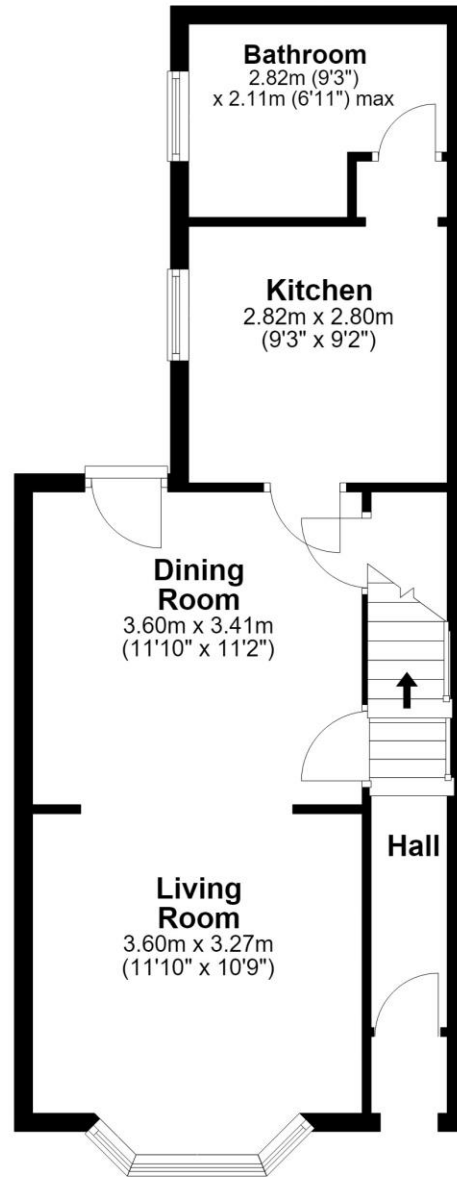
**Bedroom Two:** 10'7" x 9'1" (3.23m x 2.77m) Double-glazed window to the rear aspect, a radiator, and period fireplace.

**Bedroom Three:** 10'1" x 9'3" (3.07m x 2.82m) Double-glazed window to the rear aspect and a radiator.

**Outside – Rear:** The garden is predominantly laid to lawn with a hardstanding area, and a path leading to a summerhouse at the rear.

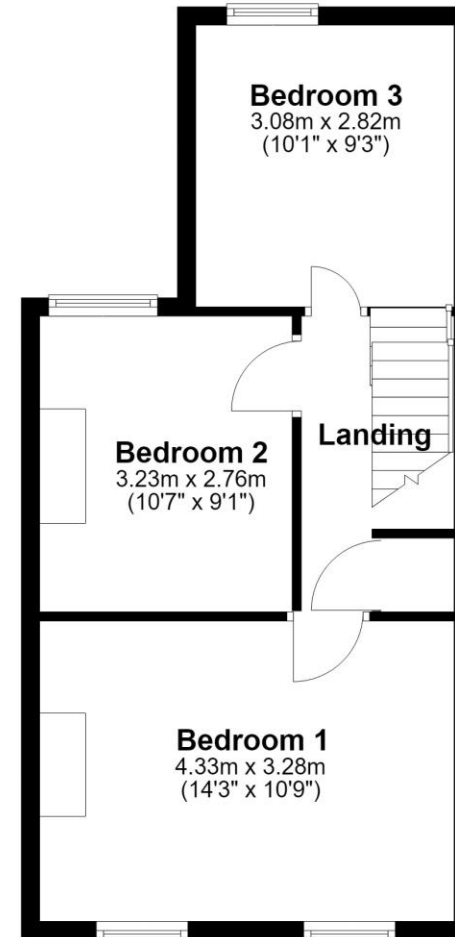
## Ground Floor

Approx. 45.9 sq. metres (493.9 sq. feet)



## First Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



Total area: approx. 84.7 sq. metres (912.0 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.



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### Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: B



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