



Palmer & Partners



Ravens Place, 218 Hawthorn Drive,
Ipswich, Suffolk, IP2 0RG
Guide Price £200,000 to £210,000

Palmer & Partners

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- No Onward Chain
- Ravens Place Development
- Close To Train Station
- Mid-Terraced Bungalow
- Open Plan Living Space
- Two Bedrooms
- Courtyard Garden
- Allocated Parking Space



Situated to the southwest of Ipswich and offering good access to the A12, A14 and Ipswich train station sits this nicely presented two-bedroom mid terrace bungalow. This leasehold bungalow is part of the Ravens Place development and is offered to market with no onward chain. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises kitchen/dining room,

lounge, two bedrooms and a shower room. The property also benefits from an allocated parking space, courtyard garden, double glazing and gas central heating.

Leasehold information:

Lease - 125 years from 2017
Service charge - £181.39 half yearly
Ground rent - £300.00 per annum (to be confirmed)

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 a ramp to the front door.

Front Door: Into:

Kitchen/Dining Room: 13'6" x 13' (4.11m x 3.96m) Wonderful open plan living area which incorporates the kitchen, ceiling inset spotlights, fitted with a



matching range of eye and base level units with work surfaces, inset sink and drainer, integrated electric hob, oven and extractor. Integrated larder fridge freezer and integrated washing machine. Opening through to:

Hallway: Opening through to:

Lounge: 13' x 12'3" (3.96m x 3.73m) Double-glazed windows to the rear aspect and double-glazed door opening out to the courtyard garden and radiator.

Master Bedroom: 10'1" x 9'5" (3.07m x 2.87m) Double-glazed

window to the front aspect, radiator and built-in sliding door wardrobes.

Bedroom: 12'3" x 6'7" (3.73m x 2m) Three double-glazed windows to the rear aspect, radiator and built-in sliding door wardrobes.

Shower Room: Large walk-in shower, vanity hand wash basin with storage, WC and radiator.

Courtyard Garden: There is a ramp from the back door to the courtyard garden, summerhouse to remain and

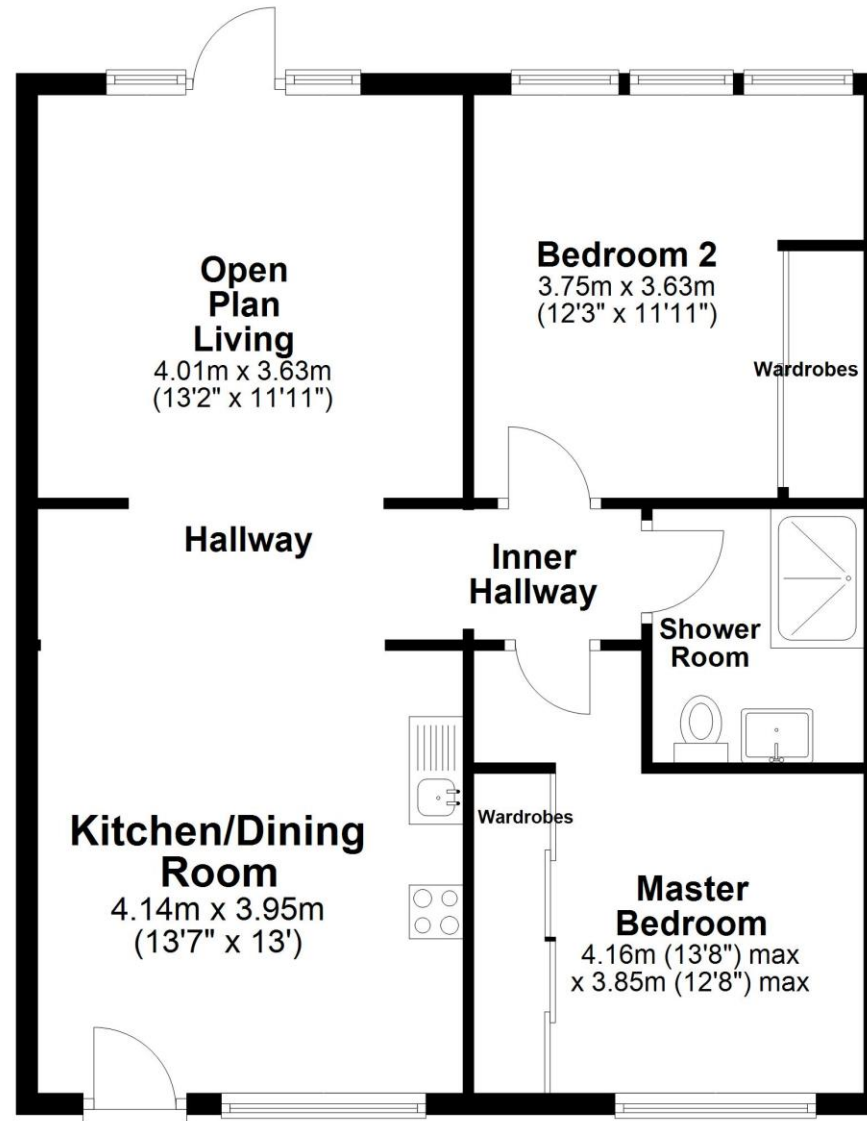


gate into the communal carpark.

Agents Note: Allocated parking space.

Ground Floor

Approx. 70.1 sq. metres (754.4 sq. feet)



Total area: approx. 70.1 sq. metres (754.4 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.



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Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: B



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