



Palmer & Partners



Constitution Hill, Ipswich, Suffolk, IP1

3RL

Offers In Excess of £550,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- No Onward Chain
- Semi-Detached House
- Full of Period Features
- Five Double Bedrooms
- Three Reception Rooms
- Large Four-Piece Bathroom
- Off-Road Parking & Garage
- Good Size Rear Garden



Palmer & Partners are delighted to present to the market this magnificent five-bedroom semi-detached house which is being sold with no onward chain. This substantial family home was built in the late 1800's and retains many period features including high ceilings, fireplaces, sash windows and picture rails, and comes with ample off-road parking to the front, garage, and good size rear garden. The accommodation is arranged over three floors plus a cellar. Constitution Hill is one of the most sought-after residential roads in Ipswich and is just a short walk from

Christchurch Park and the town centre.

A summary of the accommodation is as follows: entrance hall, ground floor cloakroom, two generous reception rooms, breakfast room which provides access to the cellar, kitchen, galleried first floor landing, large four-piece family bathroom, two of the good size double bedrooms, and on the second floor are the three remaining good size double bedrooms.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors,

dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station with a journey time of approximately 1hr 15mins. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Outside – Front: There is a block-paved area providing off-road parking for two cars and a laid to

stone area providing parking for a further two cars in front of the garage.

Garage: 22'4" x 9'6" (6.8m x 2.9m) Up and over door, pedestrian door opening out to the rear garden, high vaulted ceiling, and has power and light connected.

Entrance Hall: Window to the front aspect, stairs to the first floor, and doors to the cloakroom and the three reception rooms.

Cloakroom: A two-piece suite comprising low-level WC and hand wash basin; with a radiator.

Lounge: 14'5" x 13' (4.4m x 3.96m) Large bay to the front aspect with three sash windows and three



radiators beneath, and a period fireplace.

Dining Room: 15'4" x 13' (4.67m x 3.96m) French doors opening out to the rear garden, period fireplace, and two radiators.

Breakfast Room: 11'11" x 11'7" (3.63m x 3.53m) Door opening out to the rear garden, door down to the cellar, radiator, large opening with space for a wood burner, and door through to:

Kitchen: 13'1" x 7'7" (4m x 2.3m) Fitted with a range of matching eye and base level units, square edge work surfaces, sink and drainer, metro tile splashbacks, space for all

appliances, built-in extractor hood, and window to the side aspect.

Galleried Landing: Window to the front aspect, built-in cupboard, radiator, stairs to the second floor, and doors to the bathroom and two of the bedrooms.

Family Bathroom: 18'11" x 10'8" (5.77m x 3.25m) A four-piece suite comprising shower enclosure, freestanding clawfoot bath with telephone style shower attachment, low-level WC, and a pedestal hand wash basin. The bathroom has two airing cupboards, radiator and a heated towel rail with radiator, and a partially obscured sash style window to the rear aspect.

Bedroom: 15'3" x 13' (4.65m x 3.96m)

Sash window to the rear aspect, window to the side aspect, two radiators, and a period fireplace.

Bedroom: 14'5" x 13' (4.4m x 3.96m)

Large bay to the front aspect with three sash windows and three radiators beneath, and a period fireplace.

Second Floor Landing: Porthole window to the front aspect, radiator, and doors to the three remaining bedrooms.

Bedroom: 14'5" x 13' (4.4m x 3.96m)

Large bay to the front aspect with three sash windows and three radiators beneath, and a built-in wardrobe.

Bedroom: 15'6" x 13' (4.72m x 3.96m)

Sash window to the rear aspect, window to the side aspect, period fireplace, and two radiators.

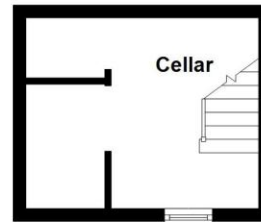
Bedroom: 11'11" x 11'9" (3.63m x 3.58m)

Sash window to the rear aspect and radiator.

Outside – Rear: Leading out from the dining room and breakfast room is a patio area with steps up to the remainder of the garden which is well-stocked with mature trees and hedging. The non-overlooked garden has a door to the garage.

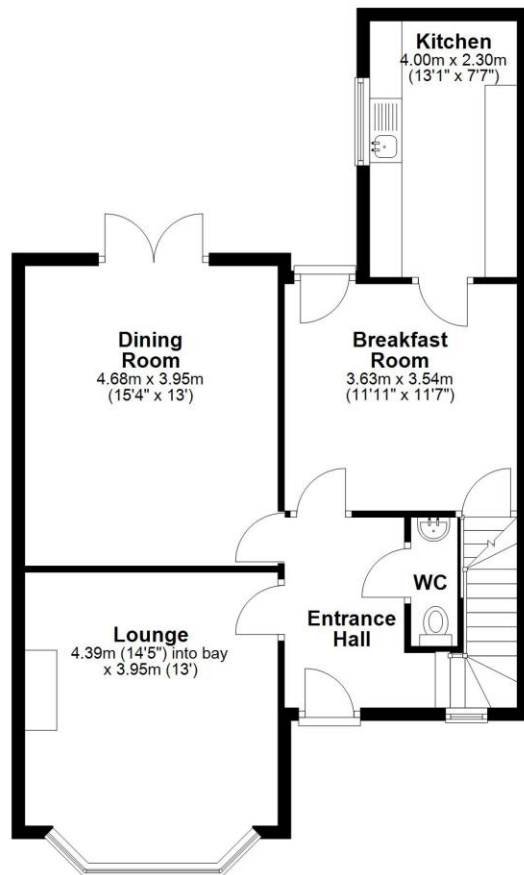
Cellar

Approx. 10.8 sq. metres (116.2 sq. feet)



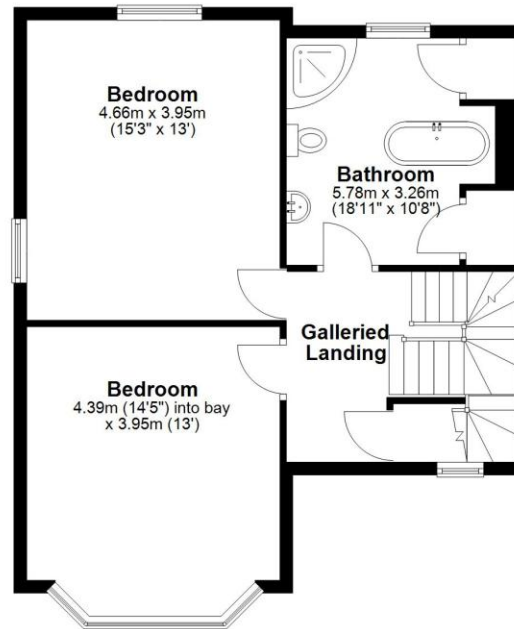
Ground Floor

Approx. 70.9 sq. metres (763.1 sq. feet)



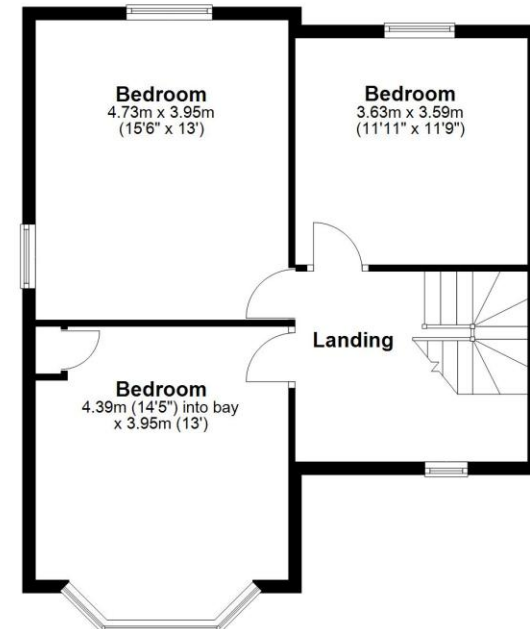
First Floor

Approx. 67.1 sq. metres (721.8 sq. feet)



Second Floor

Approx. 61.8 sq. metres (665.0 sq. feet)



Total area: approx. 210.5 sq. metres (2266.1 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

5 Bedrooms, 1 Bathroom, 3 Reception,

EPC Rating: D

Council Tax Band: F



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com