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Orford Street, Ipswich, Suffolk, IP1
3NS
Guide Price £240,000 to £250,000

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- No Onward Chain
- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Dressing Room/Study
- Ground Floor Bathroom
- Off-Road Parking



This delightful three-bedroom character property lies within a conservation area towards the west side of Ipswich close to Christchurch Park and walking distance of the mainline train station and town centre. The property dates back to the 1800's and is full of character features including sash windows, period fireplace and high ceilings on the first floor, is being sold with no onward chain, and comes with gas central heating and courtyard

rear garden with double gates providing access from Gymnasium Street for off-road parking. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises two reception rooms; kitchen; utility room; ground floor bathroom; and on the first floor are three bedrooms, one of which has access to a dressing room / study.

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 and the Jerwood Dance House.

Entrance Hall: Front door with glazed fanlight above, radiator, bamboo flooring, dado rail, stairs to the first floor, and doors to the living room and dining room.

Living Room: 11'11" x 11'10" (3.63m x 3.6m) Sash window to the front aspect, radiator, period



fireplace with surround, and bamboo flooring.

Dining Room: 12'9" x 11'9" (3.89m x 3.58m) Sash window to the rear aspect, radiator, Sash window to the front aspect, radiator, period fireplace with surround, and bamboo flooring, built-in cupboard, understairs cupboard with power and light connected, and door through to:

Kitchen: 10' x 7'8" (3.05m x 2.34m) Fitted with a range of matching eye and base level units, roll edge work surfaces,

sink and drainer, integrated oven and hob with extractor hood over, radiator, window to the side aspect, door opening out to the side, and doorway through to:

Utility Room: 6'3" x 5'3" (1.9m x 1.6m) Opaque window to the side aspect, wall-mounted gas combi boiler, space and plumbing for a washing machine, space for a fridge, and door through to:

Family Bathroom: 9'8" x 5'3" (2.95m x 1.6m) A three-piece suite comprising bath with

shower over, low-level WC and pedestal hand wash basin; radiator and window to the side aspect.

First Floor Landing: Radiator, loft access, and doors to the bedrooms.

Bedroom One: 11'11" x 11'7" (3.63m x 3.53m) Sash window to the front aspect, radiator, and door through to:

Dressing Room / Study: 8'4" x 3'10" (2.54m x 1.17m) Feature arch window to the front aspect.

Bedroom Two: 11'8" x 8'9" (3.56m x 2.67m) Sash window to the

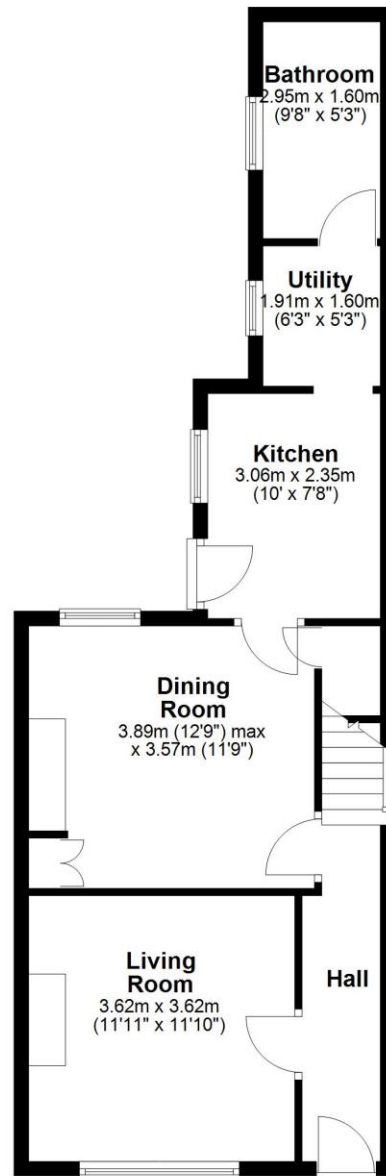
rear aspect, radiator, and built-in wardrobes.

Bedroom Three: 10' x 7'8" (3.05m x 2.34m) Window to the side aspect and radiator.

Outside – Rear: The courtyard garden is predominantly laid to hardstanding with double gates to the rear opening onto Gymnasium Street providing access for the off-road parking. There is a useful brick-built garden store.

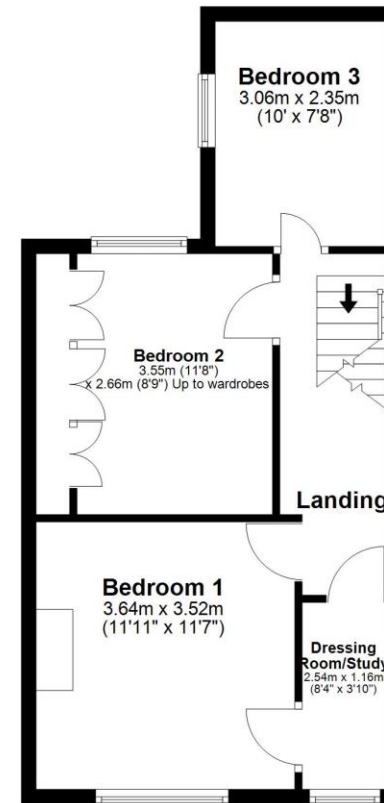
Ground Floor

Approx. 50.3 sq. metres (541.9 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Total area: approx. 92.6 sq. metres (997.0 sq. feet)

46 Orford street, Ipswich

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Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



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