



Palmer & Partners



Seymour Road, Ipswich, Suffolk, IP2

8EN

Asking Price £200,000

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- No Onward Chain
- Close to Town Centre/Waterfront/Train Station
- Mid Terraced Extended Property
- Two Reception Rooms
- Three Bedrooms
- Large Rear Garden
- Double-Glazing & Gas Central Heating



Situated just to the southwest of Ipswich town centre and offering good access to the train station and waterfront sits this three-bedroom mid terrace character property. Offered to market with no onward chain it would benefit from some updating/modernisation throughout but offers a good opportunity and would make an ideal first time or investment purchase. The property has been extended, has a large rear garden, double-glazing and

gas central heating. As agents, we recommend the internal viewing of accommodation on offer which comprises porch, entrance hall, lounge, dining room, kitchen/breakfast room, lobby and bathroom to the ground floor whilst to the first floor are three 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.

Front Door: Into:

Porch: Into:

Entrance Hall: Radiator and stairs up to the first floor.

Lounge: 11'8" x 10'6" (3.56m x 3.2m) Double-glazed window to the front aspect, feature fireplace and radiator.



Dining Room: 11'8" x 10'9" (3.56m x 3.28m) Double-glazed window to the rear aspect, feature fireplace, radiator and understairs storage cupboard.

Kitchen/Breakfast Room: 20'1" x 7'11" (6.12m x 2.41m) Two double-glazed windows to the side aspect and door out to the rear garden, two radiators, fitted with a range of eye and base level units with worktops, sink and drainer, space and plumbing for washing machine, space for larger fridge/freezer,

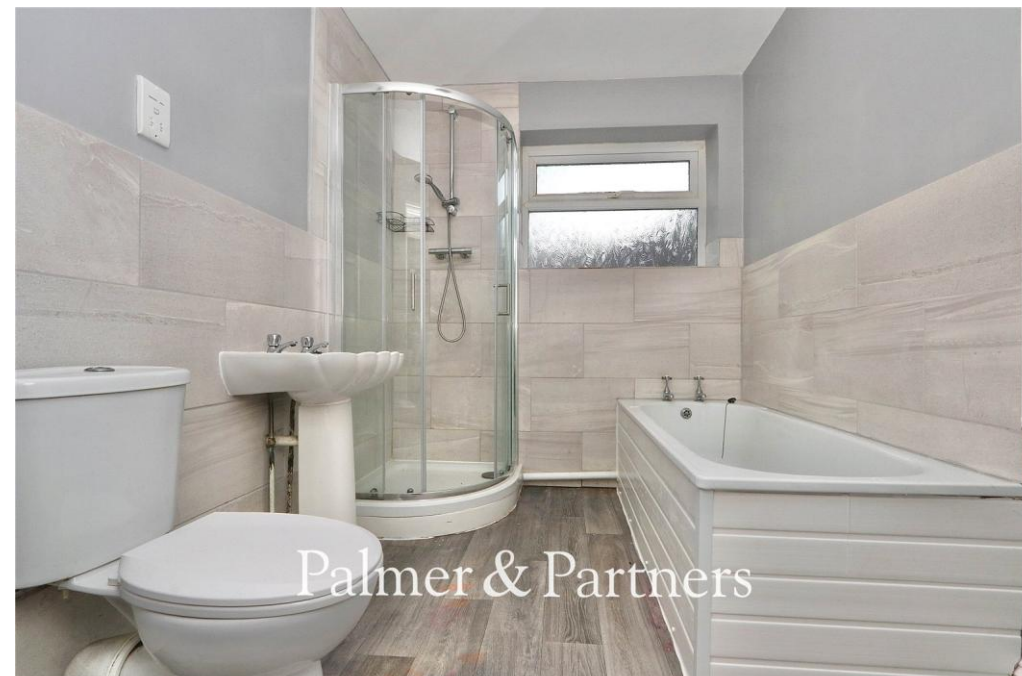
space for cooker and tiled splashbacks.

Lobby: Shelving and boiler.

Bathroom: Double-glazed frosted window to the side and rear aspect, upright radiator, four-piece suite comprising panel enclosed bath, WC, hand wash basin and corner shower cubicle.

Landing: Built in cupboard and access to the loft from the cupboard.

Master Bedroom: 13'9" x 11'8" (4.2m x 3.56m) Two double-



glazed windows to the front aspect and radiator.

Bedroom Two: 11'7" x 8'5" (3.53m x 2.57m) Double-glazed window to the rear aspect and radiator.

Bedroom Three: 9'11" x 8' (3.02m x 2.44m) Double-glazed window to the rear aspect and radiator.

Outside – Rear: The garden is in two sections, the first section is a courtyard garden off the rear of the property with side return, shrub borders and outside tap. There is a gate to a shared passageway with access back down to the front. The second

section is enclosed by panel fencing and is non overlooked and private which is laid to lawn, wooden shed with shrub and hedge borders.



Total area: approx. 97.3 sq. metres (1047.3 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

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: A



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