



Palmer & Partners



Burrell Road, Ipswich, Suffolk, IP2
8AB
Guide Price £190,000 to £200,000

Palmer & Partners

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- No Onward Chain
- Close To Train Station & Town Centre
- Semi-Detached
- Two Reception Rooms
- Three Bedrooms
- Gas Central Heating & Double-Glazing
- Front & Rear Garden



Offered to market with no onward chain sits this three-bedroom single bay semi-detached property located close to Ipswich train station and town centre. The property benefits from gas central heating (not tested), double-glazing, front garden and enclosed rear garden. As agents, we recommend the internal viewing to appreciate the accommodation on offer which comprises hallway, living room, dining room and kitchen

whilst to the first floor there are three bedrooms and a shower room.

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 front garden is set behind a low retaining brick wall with a path at the side leading to the front door and path continuing to the rear garden.

Front Door: Into:

Hallway: Tiled floor, radiator and stairs up to the first floor.

Living Room: 12' x 10'9" (3.66m x 3.28m) Double-glazed bay window to the front aspect and radiator.

Dining Room: 13'1" x 11'3" (4m x 3.43m) Double-glazed window to the side aspect, double-

glazed door leading out to the rear garden and radiator.

Kitchen: 15'4" x 8'1" (4.67m x 2.46m) Double-glazed to the rear and side aspect and double-glazed door leading out to the rear garden, fitted with a range of eye and base level units and laminated worktops, inset sink and drainer, radiator, space and plumbing for washing machine, built-in oven and hob, tiled floor and tiled splashbacks.

Landing: Doors to:

Bedroom One: 12' x 10'9" (3.66m x 3.28m) Two double-glazed windows to the front aspect and radiator.

Bedroom Two: 10'3" x 10'1" (3.12m x 3.07m) Double-glazed window to the rear aspect and radiator.

Bedroom Three: 10'6" x 8'1" (3.2m x 2.46m) Double-glazed window to the rear aspect and radiator.

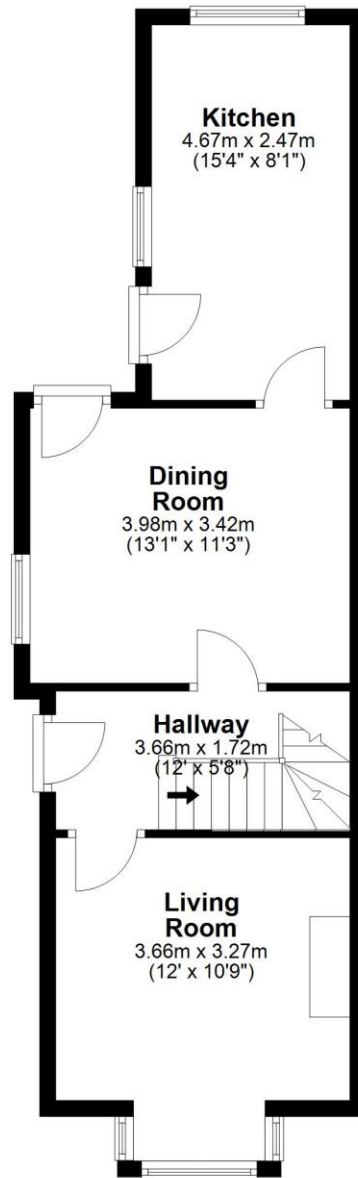
Shower Room: Shower cubicle, hand wash basin, low level WC and radiator.

Outside – Rear: Enclosed by panel fencing there is a hard

standing area with steps leading up to the rear garden.

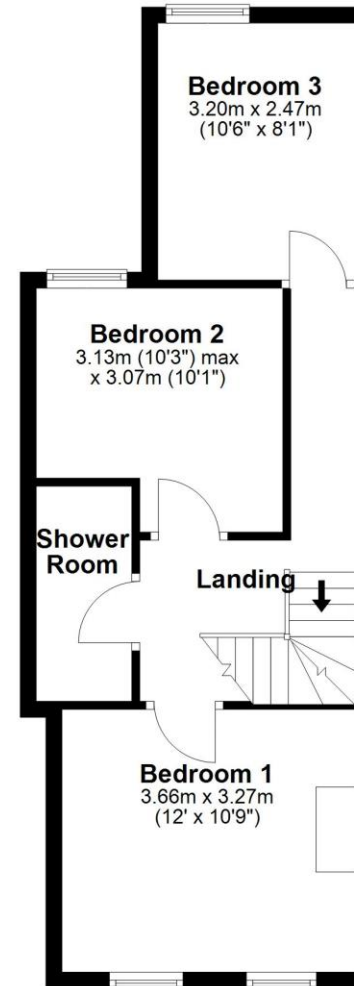
Ground Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



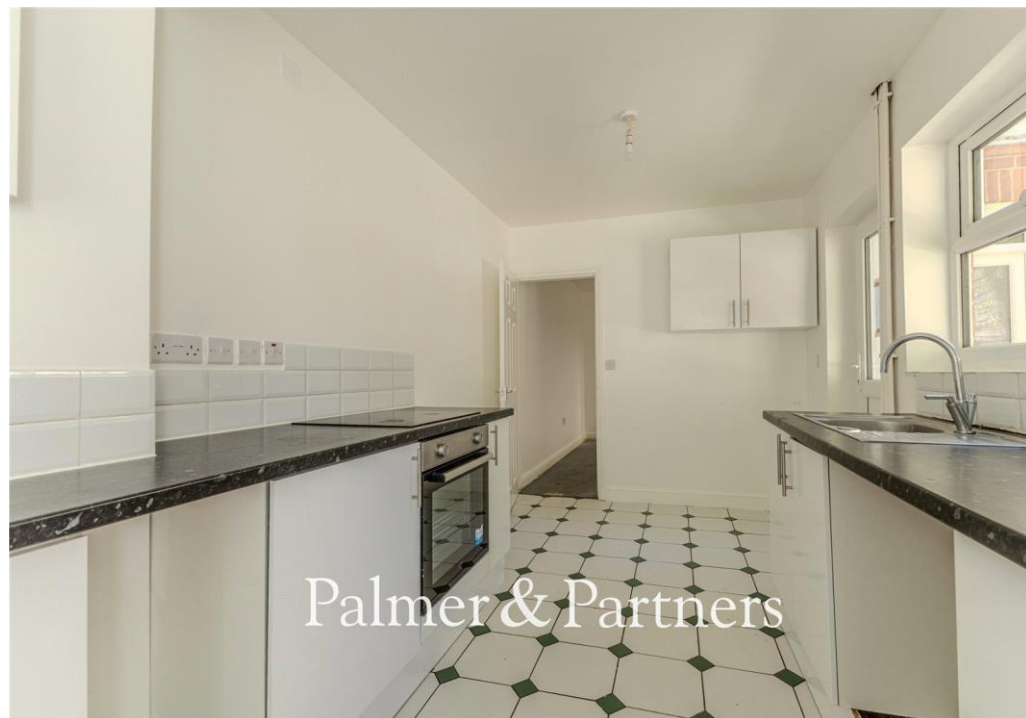
First Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



Total area: approx. 86.5 sq. metres (931.4 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.



Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: D

Council Tax Band: B



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

01473 211705

suffolk@palmerpartners.com

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