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Hampton Road, Ipswich, Suffolk, IP1

4AP

Offers in excess of £160,000

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- No Onward Chain
- Ideal First Time/Investment Purchase
- Mid Terraced Property
- Two Reception Rooms
- Two Double Bedrooms
- Downstairs Shower Room & En-suite
- Courtyard Rear Garden
- Double-Glazing & Gas Central Heating



Situated to the west of Ipswich and offering good access to Ipswich train station and the A14 sits this nicely presented two-bedroom two-bathroom mid terraced property. The property would be an ideal first time or investment purchase and is offered to market with no onward chain. The accommodation comprises two reception rooms, kitchen and ground floor shower room, whilst to the first floor there are two double bedrooms and an

en-suite bathroom. The property benefits from a private courtyard rear garden, double-glazing and gas central heating.

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 courtyard front garden is set behind a low brick wall with a pathway to the front door, patio and shrub borders.

Front Door: Into:

Lounge: 11'5" x 11'5" (3.48m x 3.48m) Double-glazed window to the front aspect and radiator.

Lobby: Between the lounge and diner. Stairs up to the first floor.

Dining Room: 11'5" x 11'3" (3.48m x 3.43m) Double-glazed window to the rear aspect, radiator and understairs storage cupboard.



Kitchen: 8'7" x 7'2" (2.62m x 2.18m) Double-glazed window and door out to the rear garden, radiator, fitted with a matching range of eye and base level units, sink and drainer, integrated electric hob, oven and extractor and tiled floor.

Lobby Area: Space and plumbing for washing machine, space for larder fridge/freezer and tiled floor.

Downstairs Shower Room: Double-glazed frosted window to the side aspect, tiled floor, three-piece suite comprising

shower cubicle, hand wash basin and WC.

Bedroom One: 11'5" x 11'3" (3.48m x 3.43m) Double-glazed window to the rear aspect, radiator, feature fireplace and door through to the en-suite.

En-Suite: Double-glazed frosted window to the rear aspect, three-piece suite comprising panel enclosed bath with shower over, hand wash basin and WC, part tiled walls, built-in cupboard and radiator.

Bedroom Two: 11'5" x 11'2" (3.48m x 3.4m) Two double-glazed



windows to the front aspect, built in wardrobe and radiator.

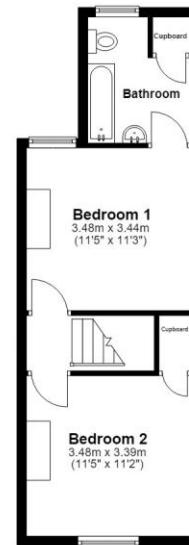
Outside – Rear: The courtyard style rear garden is private and non-overlooked, shed to remain, pergola, side gate offering shared access back down to the front.

Agents Note: One neighbour has access across the garden for access to the shared passageway.

Ground Floor
Approx. 40.9 sq. metres (440.0 sq. feet)



First Floor
Approx. 34.6 sq. metres (372.0 sq. feet)



Total area: approx. 75.4 sq. metres (812.1 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

2 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: D

Council Tax Band: A



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