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Byland Close, Ipswich, Suffolk, IP2
9BQ
Guide Price £250,000 to £260,000

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- No Onward Chain
- Mid Terrace House
- Three/Four Bedrooms
- One/Two Reception Rooms
- Modern Kitchen & Bathroom
- Off-Road Parking for Two Cars
- Good Size Rear Garden



This beautifully presented three / four-bedroom mid terrace house is tucked away at the end of a cul-de-sac towards the southwest side of Ipswich offering good access to the mainline train station and the A12 and A14 commuter trunk roads. The property is being sold with no onward chain and comes with off-road parking to the front for two cars and a good size low-maintenance rear garden. As agents, we recommend the earliest

possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, ground floor cloakroom, lounge, fourth bedroom / second reception, modern kitchen, first floor landing, three bedrooms, and a stylish family bathroom.

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: The garden is laid to lawn with shrub borders, and a driveway provides off-road parking for two cars.

Entrance Hall: Stairs to the first floor and doors to:

Cloakroom: A two-piece suite comprising low-level WC and hand wash basin with tiled splashback.

Lounge: 14'8" x 10'10" (4.47m x 3.3m) Sliding patio door opening out to the rear garden and a radiator.

Bedroom Four / Second

Reception: 11'6" x 8'11" (3.5m x

2.72m) Sliding patio door opening out to the rear garden and a radiator.

Kitchen: 11'2" x 8'11" (3.4m x 2.72m) Fitted with a range of modern eye and base level units, roll edge work surfaces, sink and drainer, metro tile splashbacks, space for appliances, built-in extractor hood, and window to the front aspect.

First Floor Landing: Built-in cupboard and doors to the bedrooms and bathroom.

Bedroom One: 14'5" x 11'2" (4.4m x 3.4m) Window to the rear aspect and radiator.

Bedroom Two: 11'2" x 8'10" (3.4m x 2.7m) Window to the front aspect and radiator.

Bedroom Three: 9'6" x 7'2" (2.9m x 2.18m) Window to the rear aspect and radiator.

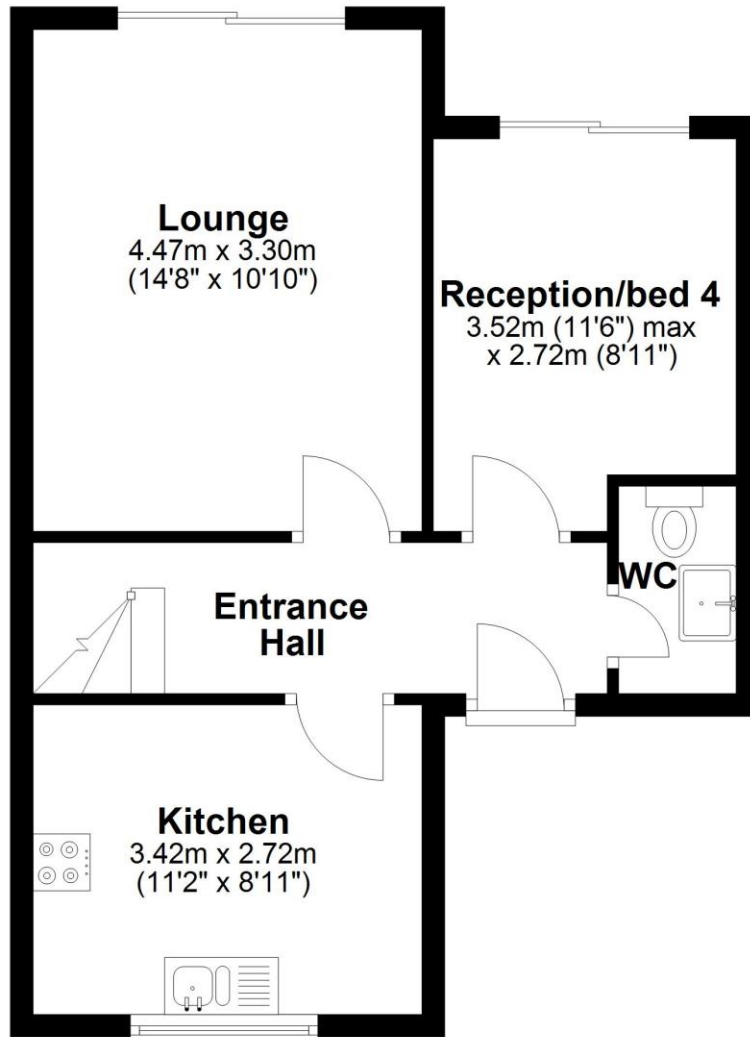
Family Bathroom: A stylish three-piece suite comprising bath with shower over and shower screen, low-level WC and vanity hand wash basin with ample storage beneath; there is a heated towel rail, part

tiled walls, and opaque high-level window to the front aspect.

Outside – Rear: The good size low-maintenance garden is predominantly laid to lawn with raised flowerbeds, a patio seating area, and is fully enclosed.

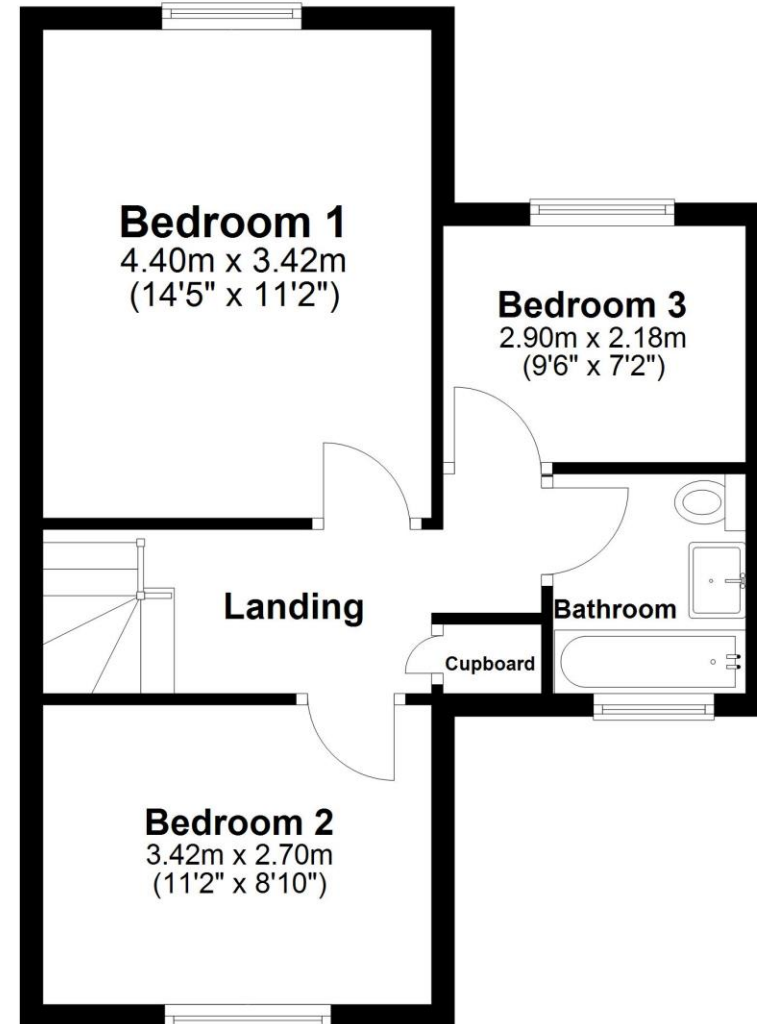
Ground Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



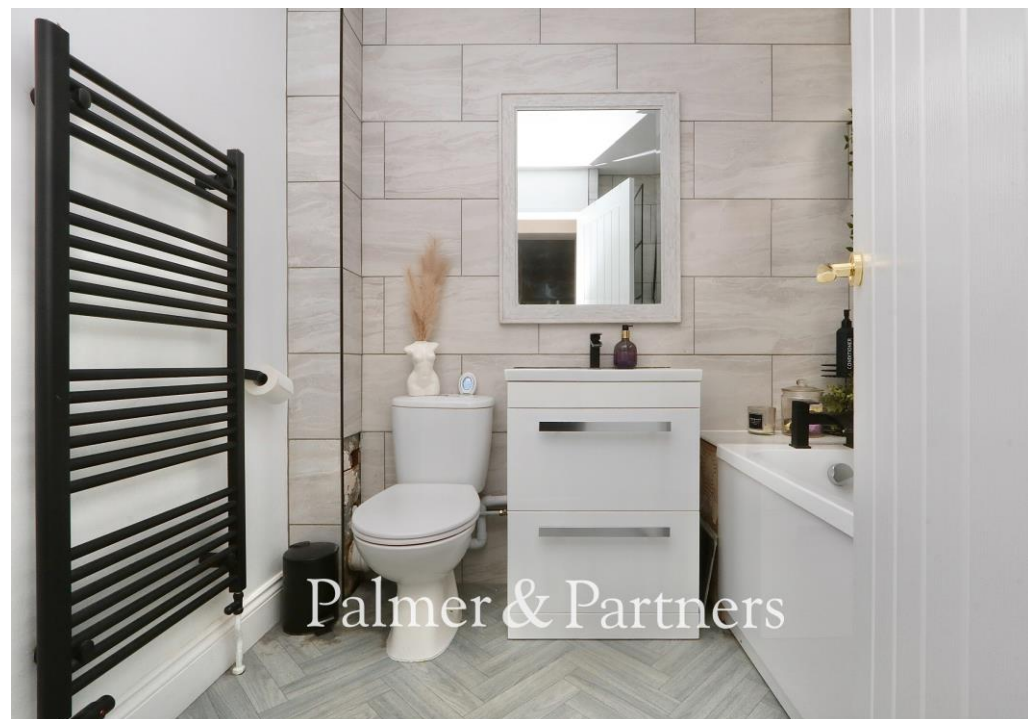
First Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 79.5 sq. metres (855.9 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: To be confirmed

Council Tax Band: C



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