



Palmer & Partners



Coleness Road, Ipswich, Suffolk, IP3

OSJ

Guide Price £230,000 to £240,000

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- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Off-Road Parking & Garage
- Private Rear Garden with Fishpond



Tucked away at the end of a cul-de-sac on the popular Braziers Wood development towards the southeast of Ipswich and offering good access to the A14 commuter trunk road lies this nicely presented three-bedroom semi-detached house. The property is being sold with no onward chain, had the boiler replaced in May 2026, and comes with off-road parking for two/three cars, a garage, and a

private rear garden with raised fishpond and pumping system.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises front porch, lounge, dining room, kitchen, first floor landing, three bedrooms, and the bathroom.

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 Porch: Door leading to:
Lounge: 15'2" x 10'8" (4.62m x 3.25m) Bay window to the front aspect, radiator, feature fireplace, and door leading to:
Lobby: Staircase rising to the first floor and a door leading to:



Dining Room: 9'11" x 8'1" (3.02m x 2.46m) French doors opening out to the rear garden, radiator, and a door leading to:

Kitchen: 13' x 6'9" (3.96m x 2.06m) Fitted with a range of matching eye and base units with drawers, roll edge work surfaces, sink and drainer, tiled splashbacks, integrated oven and gas hob with extractor hood over, space for a fridge freezer, washing machine and dishwasher, wall-mounted boiler, radiator, understairs

cupboard, airing cupboard, and a window to the rear aspect.

First Floor Landing: Doors to the bedrooms and bathroom.

Bedroom One: 12'4" x 8'10" (3.76m x 2.7m) Window to the front aspect and a radiator.

Bedroom Two: 9'6" x 9'6" (2.9m x 2.9m) Window to the rear aspect, radiator, and two sets of built-in double wardrobes with overhead storage.

Bedroom Three: 8'1" x 6'10" (2.46m x 2.08m) Window to the front aspect and a radiator.

Family Bathroom: A three-piece suite comprising a bath with shower over, low-level WC and pedestal hand wash basin, along with a radiator, part tiled walls, and an opaque window to the rear aspect.

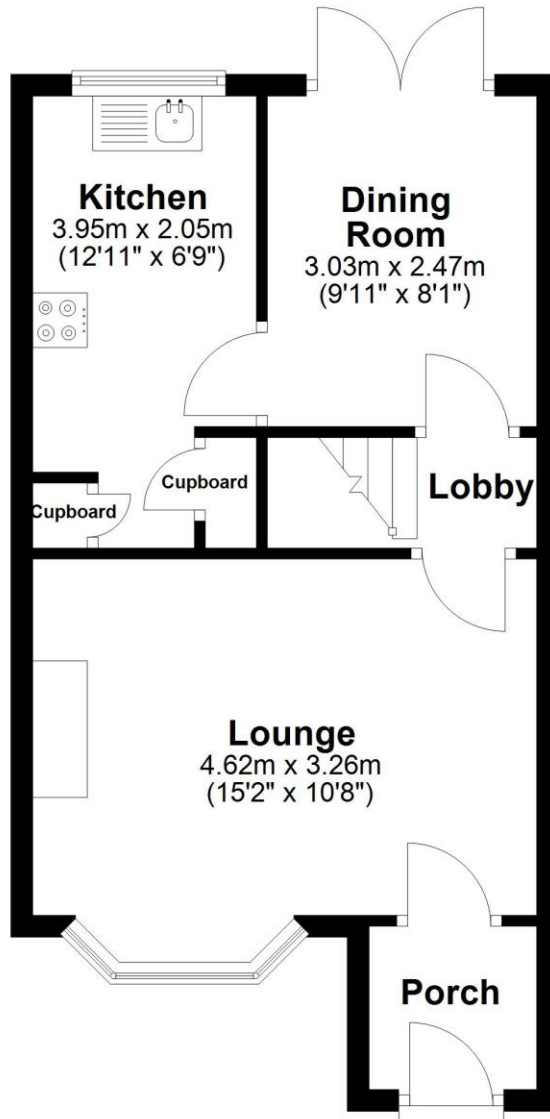
Outside: The front garden is laid to lawn with a mature blossom tree and to the side is a driveway providing off-road parking for two/three cars in front of garage. The rear garden is predominantly laid to lawn and well-stocked with flowerbeds, shrubs, mature

trees and hedging. There is a patio area with outside tap, a raised fishpond with pumping system, and door to the garage. The garden is fully enclosed by fencing.

Garage: 16'5" x 7'10" (5m x 2.4m) Up and over door, power and light, and large loft space which could be boarded to create extra storage.

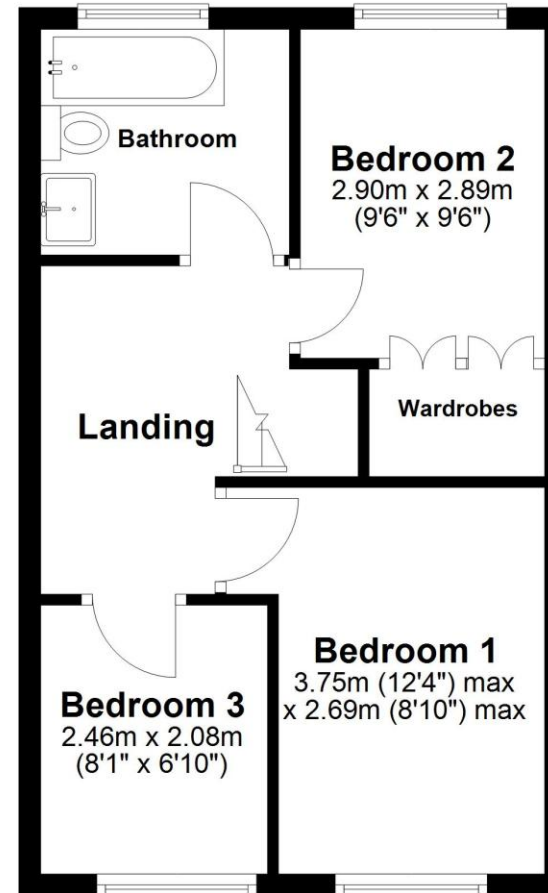
Ground Floor

Approx. 37.3 sq. metres (401.8 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 72.8 sq. metres (783.8 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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