



Palmer & Partners



Beech Grove, Ipswich, Suffolk, IP3
ONX
Asking Price £280,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

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- End of Terrace Bay Fronted Property
- Close To Waterfront, Town Centre & Holywells Park
- Immaculately Presented
- Three Bedrooms
- Open Plan Living
- Modern Fitted Kitchen & Bathroom
- Double-Glazing & Gas Central Heating
- Enclosed Rear Garden
- Off-Road Parking



Situated on the much sought after Rivers estate to the southeast of Ipswich and just a short walk from Holywells park, the waterfront and town centre sits this beautifully presented and extended three-bedroom bay fronted end of terrace family home. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises a wonderful open plan living space which opens through to the back of the property and then to the

modern fitted kitchen. The kitchen has recently been updated by the current vendors and is offered with integrated appliances. To the first floor there is a modern fitted family bathroom and three bedrooms. The property also benefits from a good-sized low maintenance rear garden with a large summerhouse at the rear, to the front is a driveway providing off-road parking, gas central heating and double-glazing. 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 driveway provides off-road parking for two vehicles with raised beds to one side which are filled with bark.

Front Door: Into:

Porch: Into:

Entrance Hall: Radiator, understairs storage and stairs to the first floor.



Lounge: 12'2" x 11'11" (3.7m x 3.63m) Double-glazed bay window to the front aspect, strip wood flooring, wall mounted electric feature fireplace and radiator, opening through to:

Dining Room: 11'3" x 10'8" (3.43m x 3.25m) Strip wood flooring, opening through to:

Kitchen/Breakfast Room: 16'10" max x 15'9" max (5.13m max x 4.8m max) L shaped kitchen/breakfast room, breakfast bar, fitted with full length and base level units and worktops, inset sink and drainer,

double-glazed to the rear aspect, frosted double-glazed window to the side aspect, french doors to the rear garden, space for an American larder fridge freezer, space and plumbing for washing machine, integrated electric hob, oven and extractor, ceiling inset spotlights and space for dryer.

Landing: Frosted double-glazed window to the side aspect and strip wood flooring.

Bathroom: Frosted double-glazed window to the rear aspect, access to the loft, three-

piece modern suite comprising panel enclosed bath with shower attachment, vanity hand wash basin with storage under and WC. Tiled floor and tiled walls.

Bedroom Two: 11'3" x 11'3" (3.43m x 3.43m) Double-glazed window to the rear aspect, strip wood flooring, built-in cupboard and radiator.

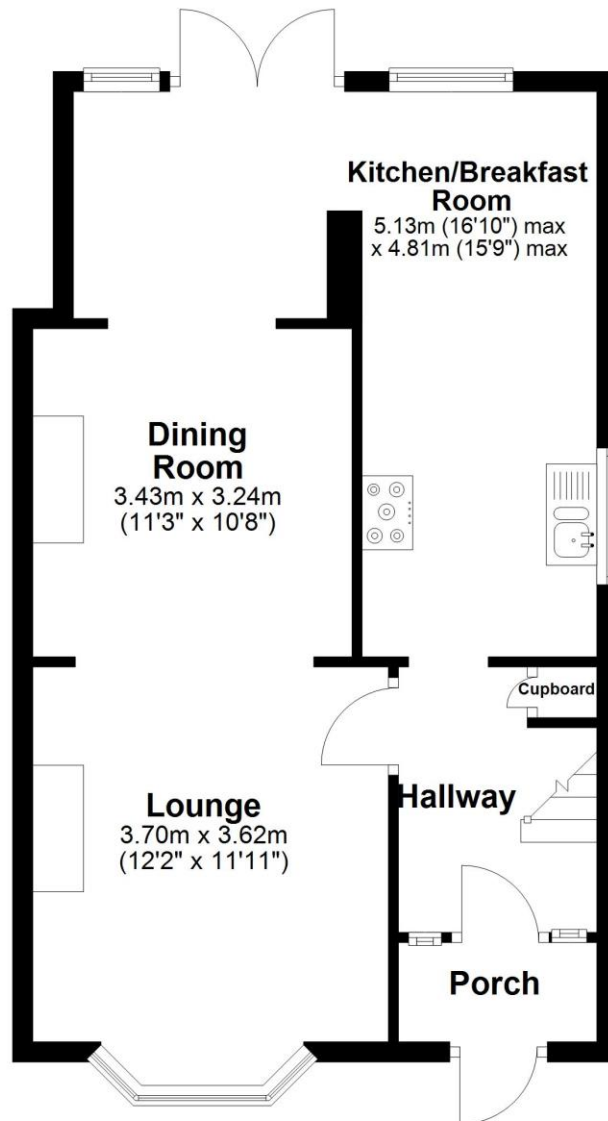
Bedroom One: 13'3" x 11' (4.04m x 3.35m) Double-glazed bay window to the front aspect, radiator and strip wood flooring.

Bedroom Three: 7'4" x 5'11" (2.24m x 1.8m) Double-glazed window to the front aspect, radiator and strip wood flooring.

Outside – Rear: The rear garden is enclosed by panel fencing and is in two sections; there is a large patio area off the back of the property with a picket fence and gate which opens into the second section this has a decked area and a large summerhouse, this has power and light. There is a gate offering access to the front via a shared driveway and a feature

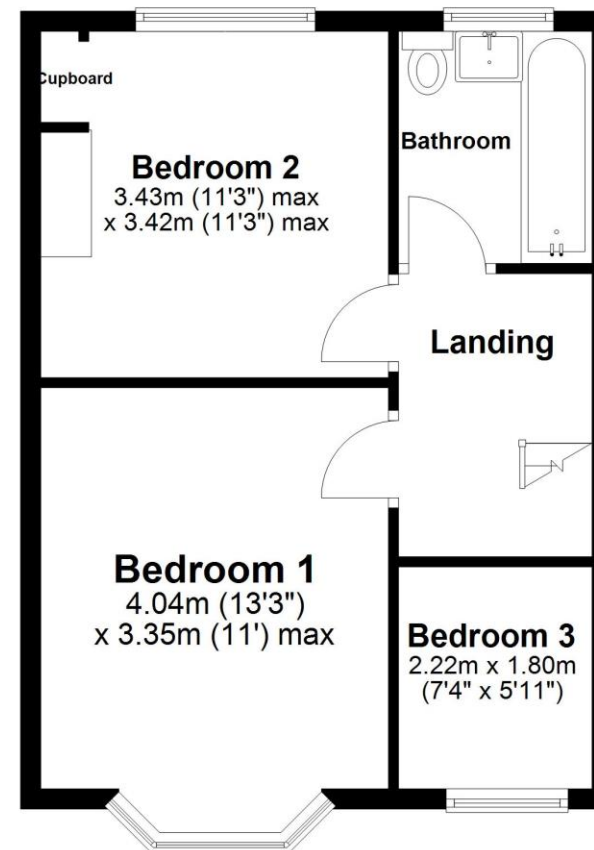
Ground Floor

Approx. 51.5 sq. metres (554.8 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



Total area: approx. 92.5 sq. metres (995.5 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: B



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

01473 211705

suffolk@palmerpartners.com

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