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Eustace Road, Ipswich, Suffolk, IP1
5BT
Guide Price £210,000 to £220,000

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- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- 24ft Lounge/Dining Room
- Off-Road Parking
- Generous Rear Garden



This three bedroom semi-detached house, situated towards the west side of Ipswich, benefits from off-road parking, generous rear garden and double glazing, and is being sold with no onward chain. The accommodation comprises entrance hall, 24ft dual aspect lounge / dining room, kitchen, first floor landing, three bedrooms, and a 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: Double iron gates open onto a driveway providing off-road parking with a car port allowing for further parking, the frontage is enclosed by a low-retaining wall, and a path leads to the front door.

Entrance Hall: 11'8" x 6' (3.56m x 1.83m) Radiator, original floorboards, stairs to the first floor, understairs cupboard, and door through to:



Kitchen: 14'6" x 12'2" (4.42m x 3.7m) Fitted with a range of matching eye and base level units, wood effect work surfaces, inset sink and drainer, tiled splashbacks, integrated oven and electric hob with extractor fan above, space for further appliances, wood effect flooring, radiator, half-height metro tiling to walls, two double glazed windows to the rear aspect, door opening out to the rear garden, and door through to:

Lounge / Dining Room: 24' x 11'3" (7.32m x 3.43m) Dual aspect with double glazed windows to the front and rear, two radiators, fireplace, and TV point.

First Floor Landing: Double glazed window to the side aspect, original floorboards, and doors to the bedrooms and bathroom.

Bedroom One: 12'9" x 9'9" (3.89m x 2.97m) Double glazed window to the front aspect, radiator, original floorboards, and built-in



wardrobe with mirrored sliding doors.

Bedroom Two: 10'6" x 10'5" (3.2m x 3.18m) Double glazed window to the rear aspect, radiator, original floorboards, loft access, and built-in wardrobe.

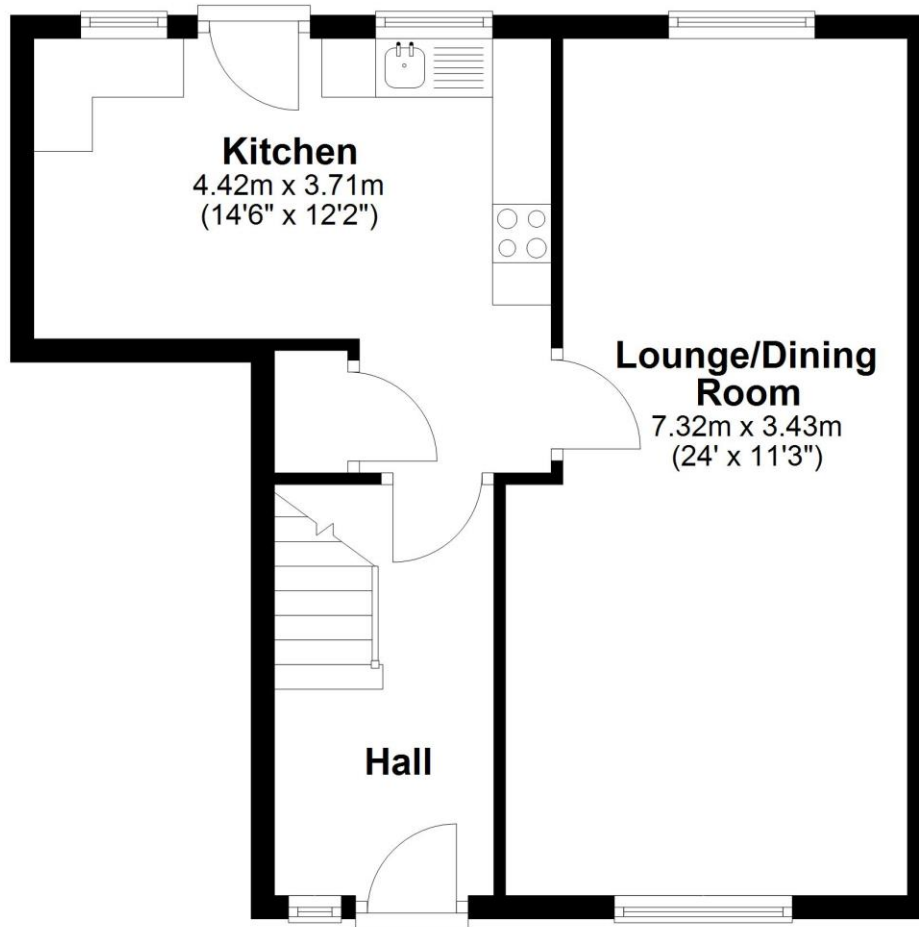
Bedroom Three: 10'1" x 7'6" (3.07m x 2.29m) Double glazed window to the front aspect, radiator, and airing cupboard.

Family Bathroom: 7'1" x 5'7" (2.16m x 1.7m) Three piece suite comprising bath, low-level WC and pedestal hand wash basin; radiator; half-height tiled walls; wood effect flooring; extractor fan; and obscure double glazed window to the rear aspect.

Outside - Rear: The garden is predominantly laid to lawn with a patio seating area, outside tap and lighting, and the garden is enclosed by fencing.

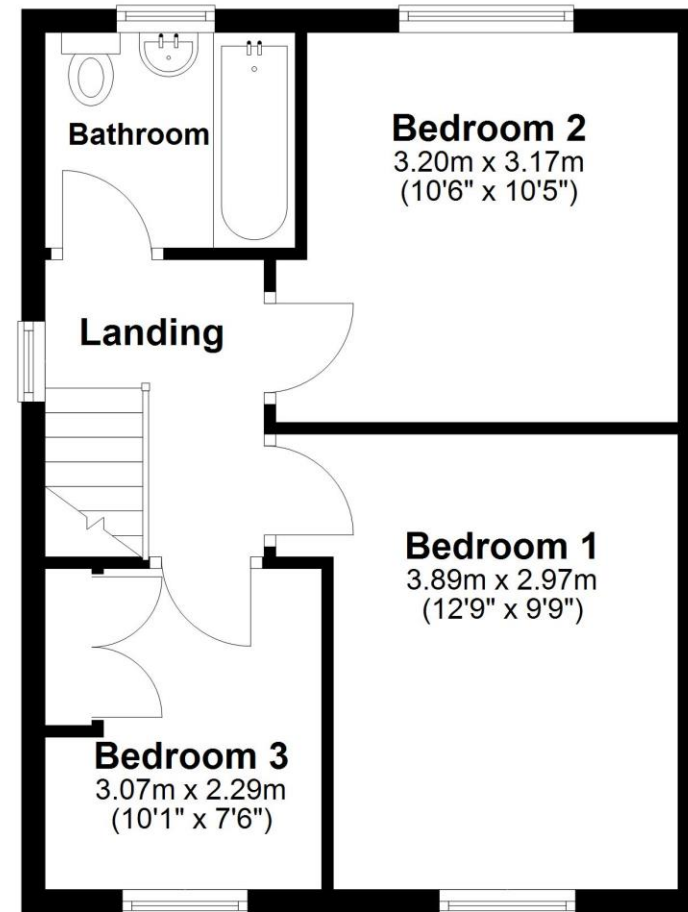
Ground Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.1 sq. feet)



Total area: approx. 83.4 sq. metres (897.4 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, 1 Reception, EPC Rating: D and Council Tax Band: B



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