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Montgomery Road, Ipswich, Suffolk,
IP2 8QF
Guide Price £240,000

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- Extended Mid Terrace House
- Three Bedrooms
- 20ft Living Room
- Conservatory/Utility
- 28ft Kitchen/Dining Room
- Four Piece Family Bathroom
- Solar Panels
- Double-Glazing & Gas Central Heating
- Fully Enclosed Rear Garden
- Ample Off-Road Parking

This nicely presented and extended three-bedroom mid terrace house is situated on the south side of Ipswich. The property benefits from solar panels, double-glazing, gas central heating, a fully enclosed rear garden, and off-road parking to the front for several cars. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality of accommodation on offer.

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: A block paved driveway with a dropped kerb provides generous off-road parking for several cars. To the side, there is gated access leading to a shared passageway that connects through to the rear garden.

Entrance Hall: The hallway includes a radiator and laminate flooring, with stairs leading to the first floor and an understairs cupboard. Doors provide access

to the cloakroom, living room, and kitchen/dining room.

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

Living Room: 20'3" x 14'4" (6.17m x 4.37m) A double-glazed bay window overlooks the front aspect, with two radiators and a sliding patio door leading through to:

Conservatory / Utility: 8'8" x 8'1" (2.64m x 2.46m) This bright and functional space features double-glazed French doors opening out to the rear garden,



complemented by double-glazed windows to the side aspect. There is space and plumbing for a washing machine, along with a heated towel rail. A door leads through to:

Kitchen / Dining Room: 28'8" x 11'6" (8.74m x 3.5m) Refitted in 2023, the kitchen offers a contemporary range of modern eye level and base level units with roll edge work surfaces, a sink and drainer, integrated microwave, oven and gas hob with extractor hood above. There is space for a fridge freezer and

dishwasher, along with a heated towel rail and radiator. Natural light is provided by a double-glazed window to the rear aspect, and double-glazed French doors opening out to the rear garden.

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

Bedroom: 12'2" x 9'6" (3.7m x 2.9m) Double-glazed window to the front aspect and radiator.

Bedroom: 13'2" x 10'1" (4.01m x 3.07m) Double-glazed window to the rear aspect, radiator, and



built-in cupboard housing the boiler.

Bedroom: 10'6" x 8'8" (3.2m x 2.64m) Double-glazed window to the front aspect, radiator, and walk-in cupboard with stairs up to the loft which provides ample storage.

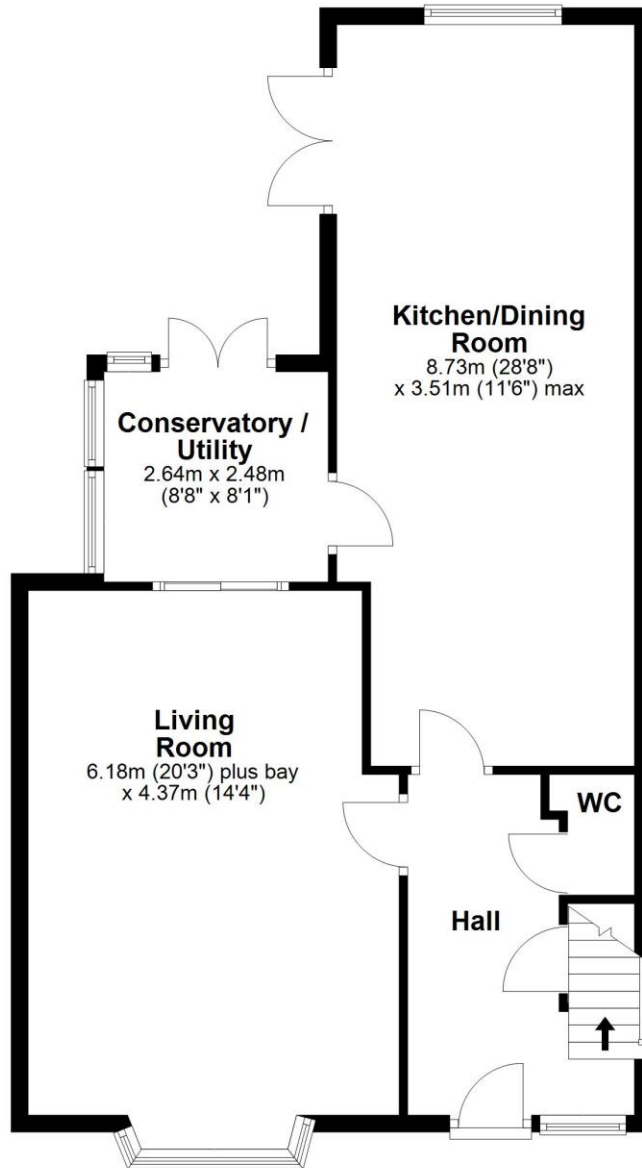
Family Bathroom: 9'6" x 5'6" (2.9m x 1.68m) A modern four-piece suite comprising a bath with shower attachment, shower enclosure, low level WC and pedestal hand wash basin. The room also features a heated

towel rail and double-glazed window to the rear aspect.

Outside – Rear: The rear garden is predominantly laid to lawn, complemented by a decked seating area and a veranda, ideal for outdoor dining and relaxation. A garden shed provides additional storage, and the space is fully enclosed by fencing, offering privacy and security.

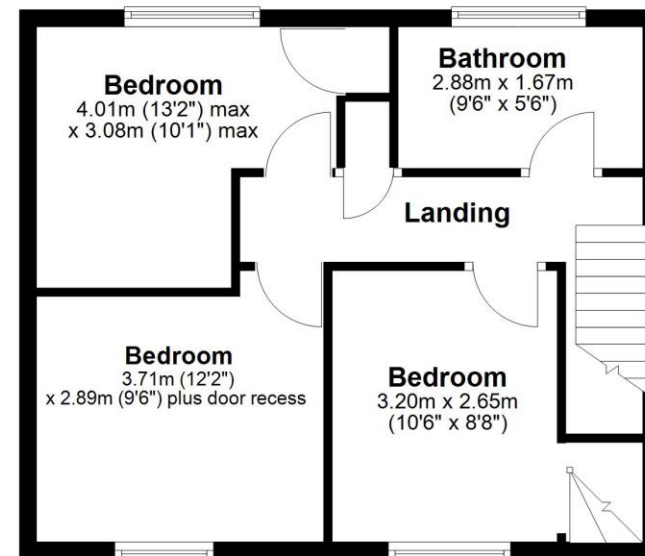
Ground Floor

Approx. 75.3 sq. metres (810.9 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.6 sq. feet)



Total area: approx. 118.7 sq. metres (1277.6 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.



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Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



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