



Berners Street, Ipswich, Suffolk, IP1
3LN
Guide Price £375,000 to £400,000

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- Grade II Listed
- Heart of Ipswich Town Centre
- Close to Christchurch Park
- Substantial Character Townhouse
- Accommodation Over Four Floors
- Four Large Double Bedrooms
- Family Room with Wood Burner
- Fully Integrated Kitchen
- Off-Road Parking for Two Cars to Front
- Large Private Rear Garden

Located in the heart of Ipswich town centre just a few minutes from Christchurch Park lies this beautifully presented four-bedroom Grade II listed character townhouse with ample accommodation arranged over four floors. The property benefits from off-road parking for two cars to the front and a large private rear garden which houses an abundance of mature fruit trees. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality of accommodation on offer. The ground floor features an entrance

hall giving access to two well-proportioned double bedrooms. The lower-ground floor comprises a spacious family room with wood burner, opening through to a modern kitchen with integrated appliances, along with a cloakroom. On the first floor there is a further generous double bedroom and a stylish four-piece family bathroom, while the top floor hosts a further bedroom, also a good-sized double.

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: There is off-road parking for two cars and steps leading up to the front door.

Ground Floor:

Entrance Hall: Radiator, staircase rising to the first floor, stairs down to the lower-ground floor, door opening out to the rear garden, and doors to the two ground floor bedrooms.

Bedroom: 12'7" x 11'7" (3.68m x 3.53m) Sash window to the front



aspect, radiator, and built-in shelving.

Bedroom: 12' x 10'5" (3.66m x 3.18m)

Sash window to the rear aspect, radiator, and built-in shelving.

Lower-Ground Floor:

Family Room: 17' x 10'4" (5.18m x 3.15m) French doors opening out to the rear garden, radiator, wood burner, ceiling inset spotlights, staircase rising to the ground floor with understairs cupboard, and a square arch through to:

Kitchen/Breakfast Room: 17'1" x 11'2" (5.2m x 3.4m) Fitted with a range of contemporary base units and drawers complemented by quartz work surfaces with matching

upstands, and an undermount butler sink. All appliances are integrated including a fridge freezer, washing machine, dishwasher, oven, and gas hob with extractor hood above. The kitchen also features a radiator, ceiling inset spotlights, space for a breakfast table and chairs, window to the front aspect, and a door leading to:

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

First Floor Landing: Window to the rear aspect, stairs to the top floor master bedroom, and doors



leading to a bedroom and bathroom.

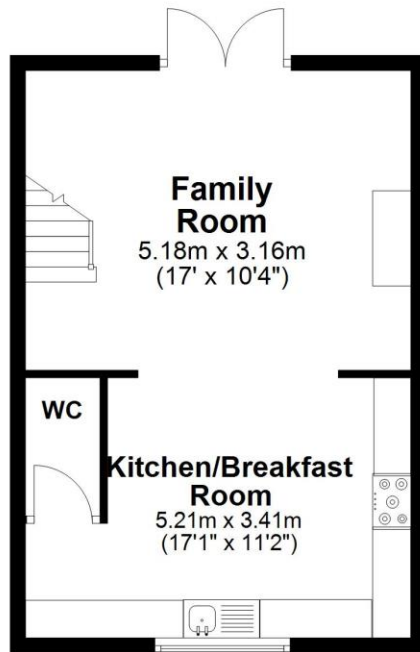
Bedroom: 13'6" x 12'1" (4.11m x 3.68m) Sash window to the front aspect, radiator, and built-in wardrobes with overhead storage.

Family Bathroom: 10'8" x 9'9" (3.25m x 2.97m) A stylish four-piece suite comprising a freestanding rolltop bath with shower attachment, double-size shower enclosure, low-level WC and pedestal hand wash basin, along with a radiator, tiled splashbacks, stripped wood flooring, ceiling inset spotlights, an airing cupboard, and a sash window to the rear aspect.

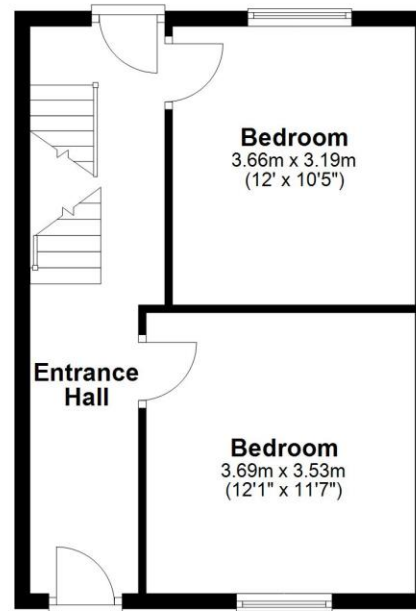
Top Floor Bedroom: 16' x 12'8" (4.88m x 3.86m) Window to the front aspect, radiator, exposed ceiling beams, eaves storage, and this room has slight height restriction.

Outside - Rear: The garden is very private and laid predominantly to lawn with flowerbeds, shrubs and an abundance of mature fruit trees, a patio seating area, and wooden shed and woodstore. Steps lead down to the family room in the lower-ground floor and further steps lead up to the entrance hall on the ground floor. The garden is fully enclosed by retaining wall.

Lower Ground Floor
Approx. 33.7 sq. metres (362.9 sq. feet)



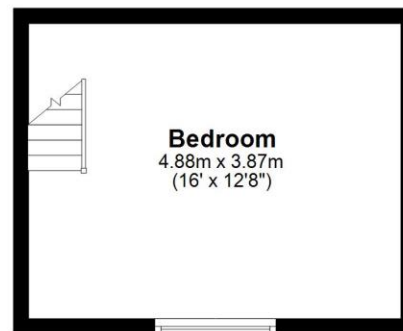
Ground Floor
Approx. 37.6 sq. metres (404.9 sq. feet)



First Floor
Approx. 36.0 sq. metres (387.4 sq. feet)



Second Floor
Approx. 18.9 sq. metres (203.4 sq. feet)



Total area: approx. 126.2 sq. metres (1358.7 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

4 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: E



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