



Palmer & Partners



2 Kitchener Road, Ipswich, Suffolk,

IP1 4DT

Offers in excess of £190,000

Palmer & Partners

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- No Onward Chain
- Single Bay End Of Terrace
- Two Double Bedrooms
- Gas Central Heating and Double-Glazing
- Entrance Hallway
- Two Reception Rooms
- Utility
- Modern First Floor Bathroom



This well presented two-bedroom single bay end of terrace house is situated in the West of Ipswich off Norwich Road. Close to local amenities and schools with good bus routes. The property is being sold with no onward chain and benefits from a rear garden, gas central heating and double-glazing. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which

comprises of entrance hallway, two reception rooms, kitchen and utility room, first floor landing, two bedrooms and modern 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: Hard standing area set behind brick wall, path to front door. Passageway at side which leads to gate access to rear garden.

Entrance hallway: Laminate floor, radiator, stairs up to the first floor.

Living Room: 11'10" x 10'10" (3.6m x 3.3m) Double-glazed bay window to front aspect, radiator, laminate flooring and inset fire.

Dining Room: 12'4" x 12'2" (3.76m x 3.7m) Double-glazed window to rear aspect, laminate flooring, radiator and

understairs cupboard, door leading to:

Kitchen: 9'7" x 8'2" (2.92m x 2.5m) Double-glazed window to side aspect, double glazed door leading to outside, fitted kitchen with eye and base level units and worktops, gas hob, fitted electric oven with extractor.

Radiator, tiled flooring and ceiling spotlights leading through to:

Utility Room: 8'2" x 6'9" (2.5m x 2.06m) Double-glazed window to rear aspect, countertop with space underneath for washing

machine and various white goods. Wall mounted gas combi boiler and tiled floor.

Landing: Built in cupboard and access to loft.

Bedroom One: 14'10" x 11'10" (4.52m x 3.6m) Two double-glazed windows to front aspect, laminate flooring and radiator.

Bedroom Two: 11'2" x 10'3" (3.4m x 3.12m) Double-glazed window to rear aspect, laminate flooring and radiator.

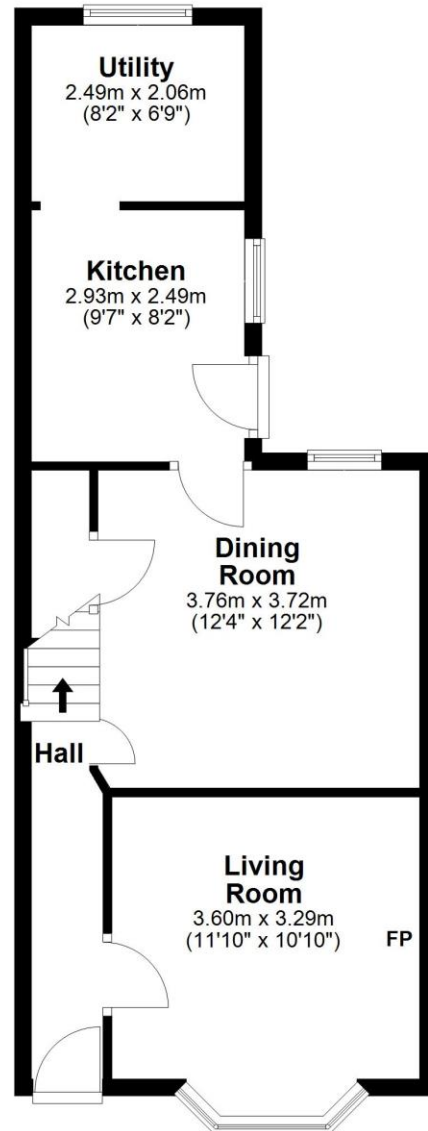
Bathroom: 10 x 8'2" (10 x 2.5m) Double-glazed window to rear aspect, laminate flooring,

shower over bath, low-level WC, pedestal hand wash basin and heated towel radiator.

Garden: Hard standing area and predominately laid to lawn. Metal fabricated shed and timber shed at rear.

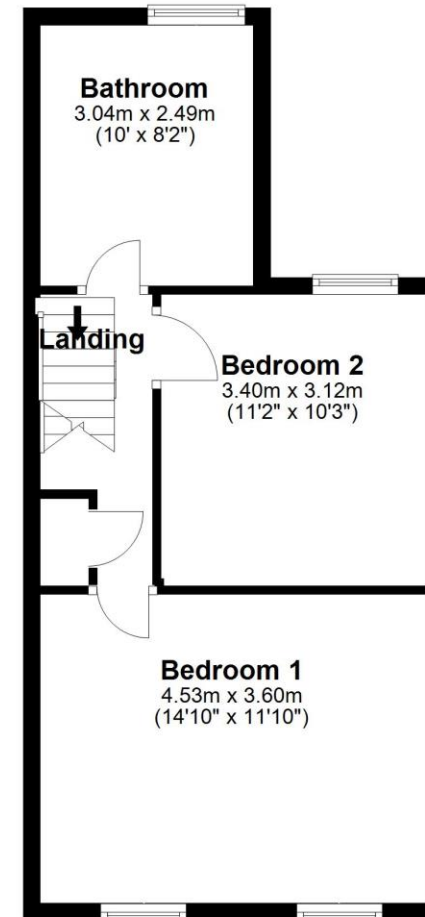
Ground Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



First Floor

Approx. 40.0 sq. metres (431.1 sq. feet)



Total area: approx. 85.5 sq. metres (919.9 sq. feet)

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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

2 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: D

Council Tax Band: B



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