



Sidegate Lane, Ipswich, Suffolk, IP4

4HT

Offers In Excess Of £290,000

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- No Onward Chain
- Edwardian Character Property
- Semi-Detached
- Three Bedrooms
- Northgate Catchment
- Double-Glazing & Gas Central Heating
- Enclosed Rear Garden



Situated to the much sought after east of Ipswich, close to Ipswich hospital and within the Northgate catchment area sits this wonderful three-bedroom semi-detached character property. This Edwardian bay fronted property dates back to the early 1910's and is offered to market with no onward chain. The property needs updating and modernisation through-out but offers a great opportunity and benefits from character features including wood strip

flooring, feature fireplaces, high ceilings and cornicing, double-glazing, gas central heating and mature rear garden which is very private and well established. As agents, we recommend the internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, three reception rooms and kitchen on the ground floor whilst to the first floor are three good sized bedrooms and a 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: Set behind a low brick wall there is a courtyard garden with pathway to the front door.

Front Door: Into:

Entrance Hall: Stairs up to the first floor, radiator and understairs storage.

Lounge: 14'10" x 11'5" (4.52m x 3.48m) Double-glazed bay



window to the front aspect, built-in shelving, feature fireplace and radiator.

Dining Room: 12' x 11'5" (3.66m x 3.48m) French doors opening out to the rear garden, wood strip flooring, feature fireplace and radiator.

Breakfast Room: 10'11" x 9'10" (3.33m x 3m) Double-glazed window to the side aspect, built-in cupboard and radiator.

Kitchen: 9'10" x 7'11" (3m x 2.41m) Two double-glazed windows to the rear aspect, radiator, door out to the rear garden, fitted

with eye and base level units with worktops, tiled splashbacks, sink and drainer, space for cooker, space and plumbing for washing machine, space for larger fridge freezer and integrated extractor.

Landing: Loft access with pull down ladder.

Bedroom One: 14'11" x 14'9" (4.55m x 4.5m) Double-glazed bay window to the front aspect and single window to the front aspect, feature fireplace, built-in wardrobes, wood strip flooring and radiator.



Bedroom Two: 12' x 11'6" (3.66m x 3.5m) Double-glazed window to the rear aspect, feature fireplace and radiator.

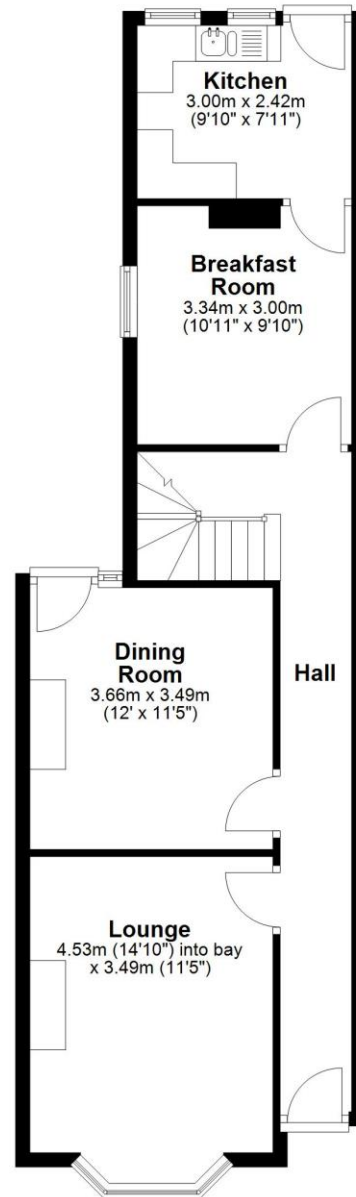
Bedroom Three: 9'10" x 7'11" (3m x 2.41m) Double-glazed window to the rear aspect, feature fireplace and radiator.

Bathroom: Double-glazed frosted window to the side aspect, radiator, part tiled walls, four-piece suite comprising panel enclosed bath, WC, hand wash basin and separate shower cubicle.

Outside – Rear: The good-sized rear garden is enclosed by panel fencing and is well established, there is a patio area with steps up to a laid to lawn area, mature hedging and shed which is to remain. A side return offers access via a shared passageway to the front.

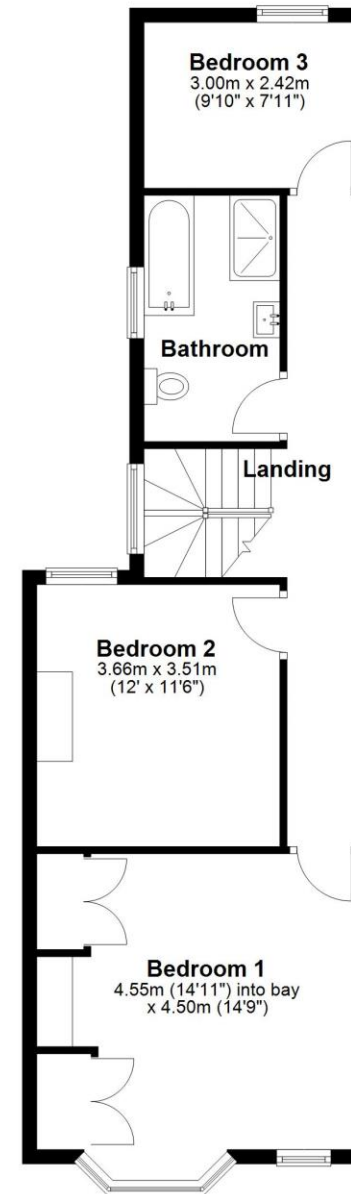
Ground Floor

Approx. 42.4 sq. metres (456.0 sq. feet)



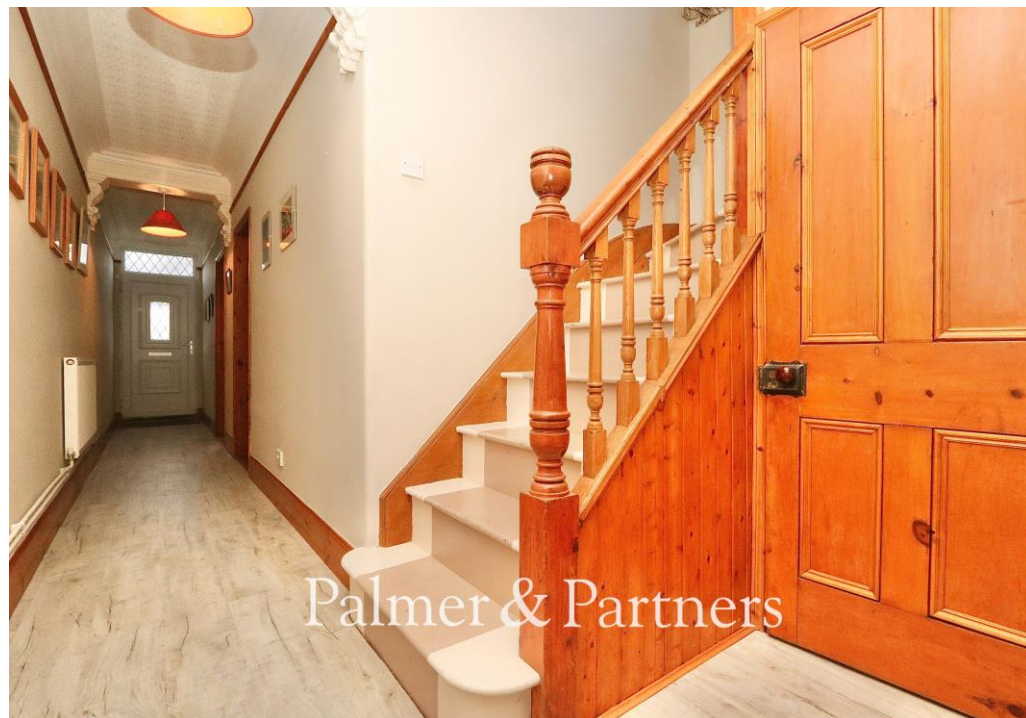
First Floor

Approx. 62.0 sq. metres (666.8 sq. feet)



Total area: approx. 104.3 sq. metres (1122.9 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, 3 Reception,

EPC Rating: To be confirmed

Council Tax Band: C



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