



Palmer & Partners



Dorchester Road, Ipswich, Suffolk,
IP3 8RQ
Offers In Excess Of £285,000

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- No Onward Chain
- Semi-Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Off-Road Parking
- Detached Garage
- Rear Garden in Excess of 80ft (STS)
- Requires Some Updating

Situated towards the east side of Ipswich on the popular Broke Hall development, close to Ipswich Hospital and falling within the Copleston School catchment area lies this three-bedroom semi-detached bungalow. The bungalow is being sold with no onward chain, does require some updating throughout, and comes with a well-stocked and non-overlooked rear garden which is in excess of 80ft (subject to survey) and off-road

parking in front of the detached garage. The accommodation comprises entrance hall, three bedrooms, sitting room, family bathroom, dining room, and kitchen.

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: The garden is well-stocked with shrubs, there is off-road parking in front of the garage, a path to the front door, and gated side access to the rear garden.

Detached Garage: 17'9" x 8'2" (5.4m x 2.5m) Up and over door, power connected, window, and pedestrian door opening out to the rear.

Entrance Hall: Opaque windows through to the dining room, coat cupboard, radiator, and doors to:





Bedroom One: 11'10" x 11'2" (3.6m x 3.4m) Window to the front aspect, radiator, and parquet floor.

Bedroom Two: 10'10" x 10'10" (3.3m x 3.3m) Window to the front aspect, radiator, and parquet floor.

Bedroom Three: 10'10" x 7'10" (3.3m x 2.4m) Window to the side aspect and radiator.

Sitting Room: 15'1" x 11'2" (4.6m x 3.4m) Sliding patio door opening out to the rear garden and feature fireplace with brick surround.

Family Bathroom: A three-piece suite comprising bath with shower over, low-level WC and pedestal hand wash basin; with an airing cupboard, radiator and heated towel rail, tiled walls, and opaque window to the side aspect.

Dining Room: 10'10" x 7'3" (3.3m x 2.2m) Window to the rear aspect, radiator, space for a fridge freezer, opaque windows through to the hallway, and the dining room opens through to:

Kitchen: 9'2" x 7'10" (2.8m x 2.4m) Fitted with eye and base

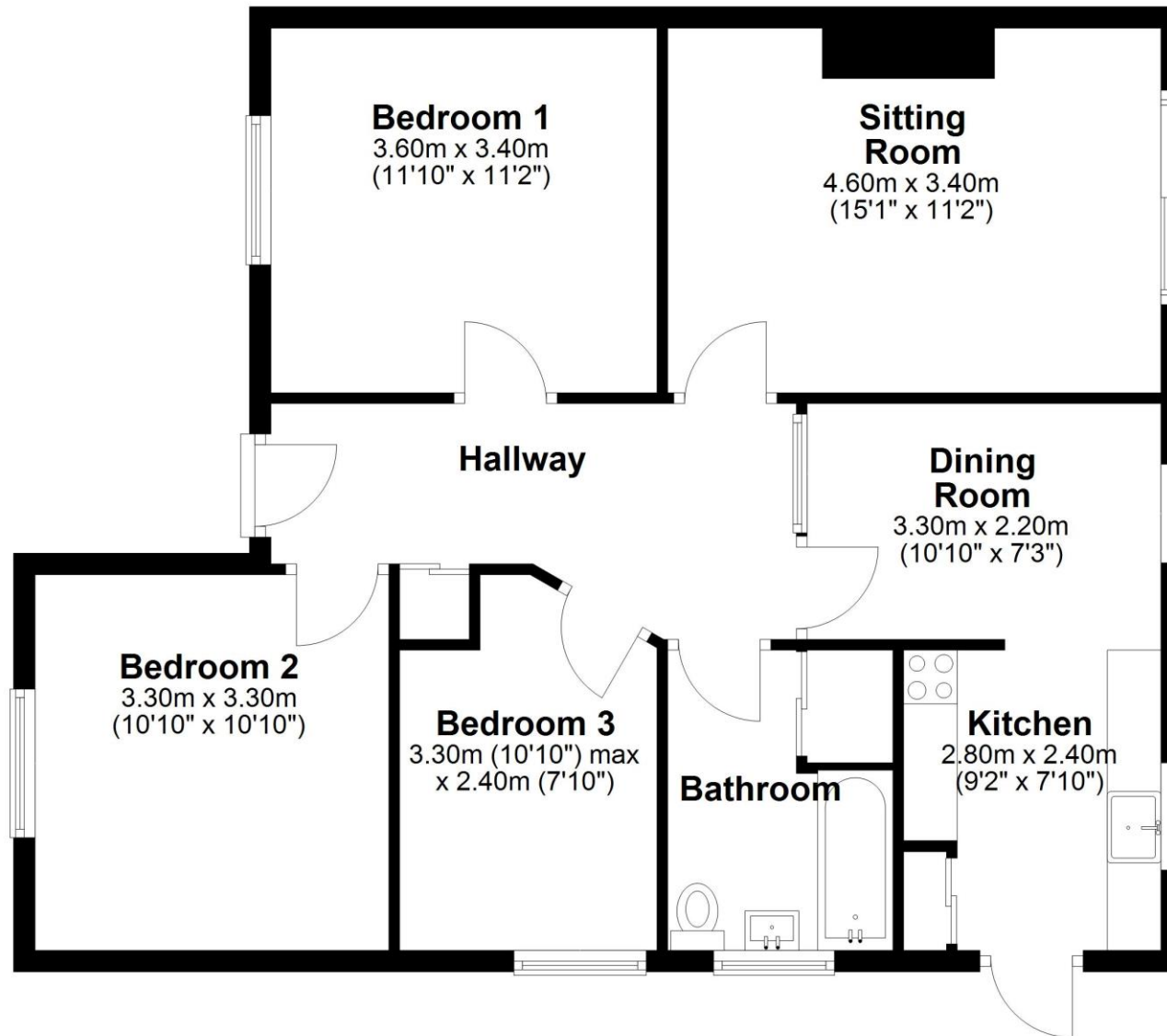
level units, roll edge work surfaces, sink and drainer, space for a cooker and washing machine, floor-mounted boiler, broom cupboard and pantry cupboard, part tiled walls, window to the rear aspect, and door opening out to the side.

Outside – Rear: The non-overlooked garden, which is in excess of 80ft (subject to survey), is laid predominantly to lawn and well-stocked with flowerbeds, shrub borders, and mature hedging and trees. There is a patio area, wooden

shed, outside tap, and side return with gate leading to the front garden and door to the garage. The garden is fully enclosed by fencing.

Ground Floor

Approx. 80.3 sq. metres (863.9 sq. feet)



Total area: approx. 80.3 sq. metres (863.9 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.



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Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: D



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