



Palmer & Partners



Fountains Road, Ipswich, Suffolk, IP2

9ES

Guide Price £200,000 to £210,000

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- No Onward Chain
- Requires Updating Throughout
- End of Terrace House
- Split-Level Accommodation
- Three Bedrooms
- Two Reception Rooms
- Garage en Bloc to Rear
- Driveway to Front



This three-bedroom split-level end of terrace house, situated towards the southwest side of Ipswich offering good access out to the A12 and A14 commuter trunk roads and mainline train station, is being sold with no onward chain, requires updating throughout, and comes with a garage en bloc to the rear and driveway to the front providing parking. The accommodation comprises front porch, lounge, dining

room, kitchen, cloakroom, bathroom, and three bedrooms.

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:** Block-paved driveway providing parking for two / three cars.

**Front Porch:** Door through to:

**Lounge:** 17'1" x 11'2" (5.2m x 3.4m) Window to the front aspect, radiator, steps up to a landing area providing access to the bedrooms and bathroom, and steps down to the dining room and kitchen.

**Dining Room:** 13'9" x 9'2" (4.2m x 2.8m) Window to the rear aspect, door opening out to the rear garden, radiator, space for

a fridge freezer, and door through to:

**Kitchen:** 11'2" x 6'11" (3.4m x 2.1m) Fitted with a range of matching eye and base level units, roll edge work surfaces, sink and drainer, tiled splashbacks, integrated double oven and gas hob with extractor hood over, space and plumbing for a washing machine and dishwasher, large built-in pantry cupboard, and window to the rear aspect.

**Landing Area:** Doors to the cloakroom, bathroom and

bedroom one with steps up to the secondary landing providing access to the remaining two bedrooms.

**Cloakroom:** Low-level WC, tiled walls, and opaque window to the rear aspect.

**Family Bathroom:** A two-piece suite comprising bath and pedestal hand wash basin; radiator, tiled walls, and opaque window to the rear aspect.

**Bedroom:** 12'10" x 10'6" (3.9m x 3.2m) Window to the rear aspect and radiator.

**Secondary Landing Area:** Airing cupboard and doors to the remaining two bedrooms.

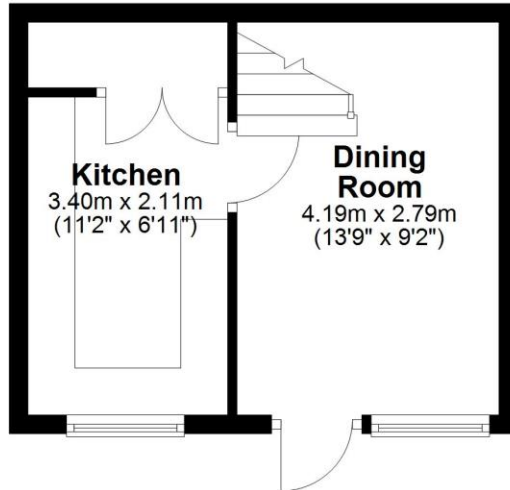
**Bedroom:** 10'10" x 9'10" (3.3m x 3m) Window to the front aspect and radiator.

**Bedroom:** 7'10" x 6'3" (2.4m x 1.9m) Window to the front aspect, radiator, and loft access.

**Outside – Rear:** The garden is laid to patio with shrub borders and enclosed by fencing and retaining wall with gated rear access to the garage en bloc.

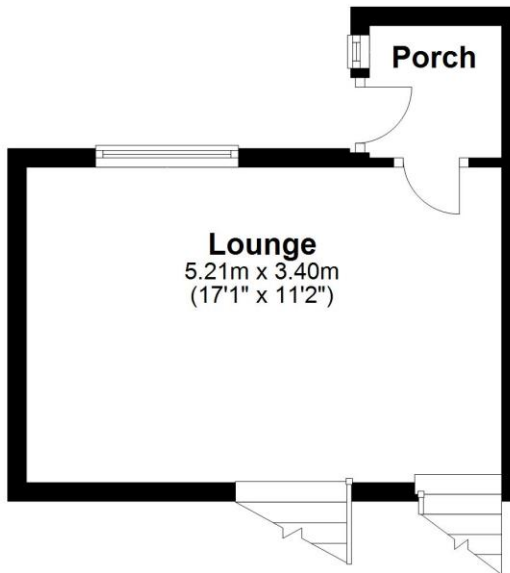
### Ground Floor

Approx. 21.0 sq. metres (226.0 sq. feet)



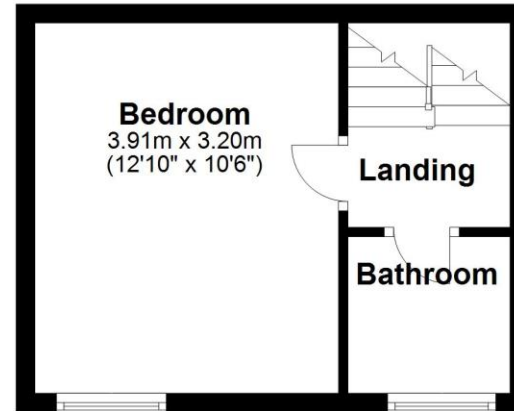
### First Floor

Approx. 19.8 sq. metres (213.6 sq. feet)



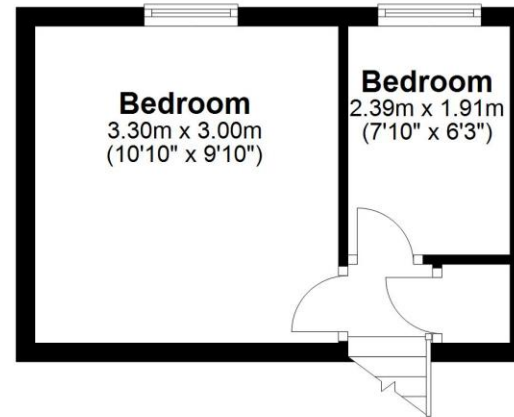
### Second Floor

Approx. 19.7 sq. metres (212.5 sq. feet)



### Third Floor

Approx. 16.4 sq. metres (176.6 sq. feet)



Total area: approx. 77.0 sq. metres (828.7 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.



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### Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: D

Council Tax Band: B



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