



Palmer & Partners



Waveney Road, Ipswich, Suffolk, IP1

5DG

Guide Price £240,000 to £250,000

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- Secure Gated Private Development
- End of Terrace Bungalow
- Two Double Bedrooms
- Newly Fitted Shower Room
- New Boiler Recently Installed
- Allocated Parking
- Visitors Parking
- Potential for Off-Road Parking (STPP)
- Generous Rear Garden



This nicely presented and modern two-bedroom end of terrace bungalow is just one of three of these bungalows situated in a secure gated private development towards the west side of Ipswich. The bungalow comes with double-glazing throughout, gas central heating via a recently installed boiler, allocated parking together with visitors parking, scope to include off-road parking to the front (subject to planning permission), and a

large non-overlooked southeast facing rear garden. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, two good size double bedrooms, newly fitted shower room, lounge / 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: Access to the development is via secure iron gates and to the front of the property is one allocated parking space together with visitors parking, and a good size laid to lawn area which could be converted into off-road parking (subject to planning permission). Double-glazed entrance door into:



Entrance Hall: Radiator, built-in coat cupboard, loft access, and doors to the bedrooms, shower room and sitting room.

Bedroom One: 14'2" x 11' (4.32m x 3.35m) Double glazed window to the front aspect, radiator, and television point.

Bedroom Two: 10'8" x 10' (3.25m x 3.05m) Double glazed window to the front aspect, radiator, and built-in double wardrobe.

Shower Room: 8'4" x 6'5" (2.54m x 1.96m) Newly fitted three-piece suite comprising corner shower enclosure, low-level WC

and vanity hand wash basin with storage beneath; and a radiator.

Lounge / Dining Room: 16'9" x 11'4" (5.1m x 3.45m) Double-glazed French doors with matching side casements opening out to the rear garden, two radiators, and door through to:

Kitchen: 8'6" x 8'4" (2.6m x 2.54m) Fitted with a range of matching eye and base level units with granite effect roll edge work surfaces, sink and drainer, tiled splashbacks,

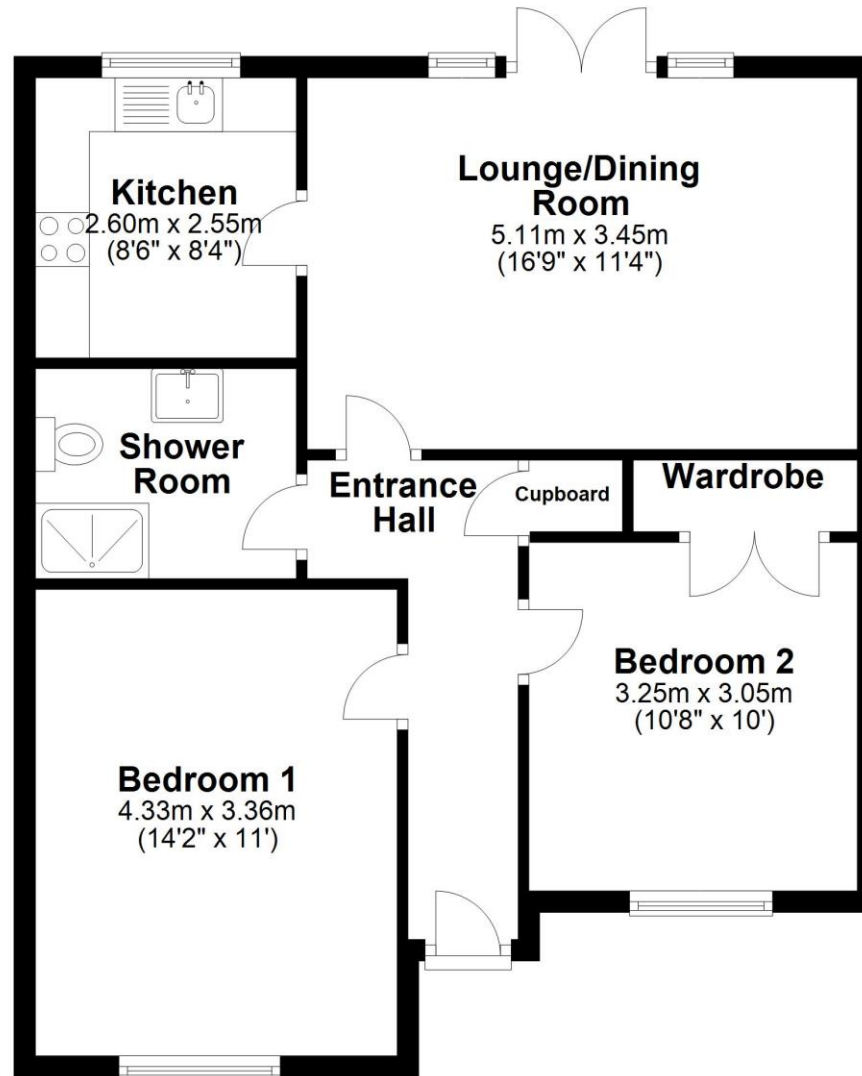
integrated electric oven & grill and electric hob with extractor hood over, space for a fridge freezer and washing machine, wall-mounted gas boiler, radiator, wood effect flooring, and double-glazed window to the rear aspect.

Outside - Rear: The good size non-overlooked southeast facing garden is predominantly laid to lawn with decked area, paved patio, and side return with shed and gate providing access to the front garden.

Agent's Note: There is an annual charge of £64 for the electric gate to the development.

Ground Floor

Approx. 63.9 sq. metres (687.8 sq. feet)



Total area: approx. 63.9 sq. metres (687.8 sq. feet)

70 Waveney Road

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, 1 Reception,

EPC Rating: C

Council Tax Band: B



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