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Felix Road, Ipswich, Suffolk, IP3 9HU
Offers in the region of £170,000

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- Steel Frame Construction
- Front Door
- Entrance Hall
- Lounge
- Dining Room
- Kitchen/Breakfast Room



Situated to the southeast of Ipswich and offering good access to the A14 sits this nicely presented and recently redecorated three-bedroom mid terrace ex local property. The property is of steel frame construction, sits on a good-sized plot and has off road parking at the front for three to four vehicles and a wonderful rear garden which is in excess of 80ft (subject to survey). Inside it has been freshly painted through out and has

had new carpets laid in most of the rooms. The property is offered to market with no onward chain. As agents, we recommend the internal viewing to appreciate the accommodation on offer which comprises entrance hall, lounge, dining room, kitchen/breakfast room, three bedrooms and a bathroom on the first floor.

The county town of Ipswich mixes historic character with a

more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr

15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.

Outside – Front: Hard standing driveway with off road parking for three to four vehicles and mature hedging.

Front Door: Into:

Entrance Hall: Tiled flooring and stairs up to the first floor.



Lounge: 17'11" x 12'4" (5.46m x 3.76m) Dual aspect with a double-glazed window to the rear aspect and double-glazed window to the front aspect, radiator and feature electric fireplace.

Dining Room: 11'11" x 9'8" (3.63m x 2.95m) Double-glazed window to the front aspect, radiator and tiled floor.

Kitchen/Breakfast Room: 15' x 7'9" (4.57m x 2.36m) Double-glazed window to the rear aspect, door to the rear, fitted with a range of range of eye

and base level units, sink and drainer, tiled walls, space for undercounter fridge, space for tumble dryer, space and plumbing for washing machine, radiator, built-in oven and gas hob, built-in breakfast bar and tiled floor.

Landing: Double-glazed window to the rear aspect, radiator and loft access.

Bedroom: 16'4" x 8'11" (4.98m x 2.72m) Two double-glazed windows to the front aspect and radiator.



Bedroom: 8'11" x 8'6" (2.72m x 2.6m) Double-glazed window to the rear aspect and radiator.

Bedroom: 15'4" x 11'7" (4.67m x 3.53m) Two double-glazed windows to the front aspect, radiator and built in cupboard.

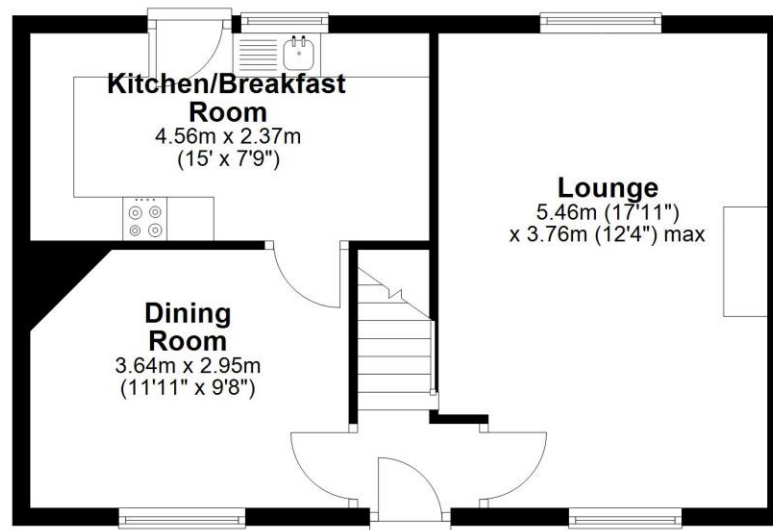
Bathroom: Frosted double-glazed window to the rear aspect, tiled walls, bath, WC, hand wash basin and radiator.

Outside – Rear: Large rear garden which is in excess of 80ft (subject to survey). The garden has been landscaped with raised flowerbed and shrub

borders, pergola to the middle of the garden which covers a patio area and towards the rear are further raised beds. There is a side gate offering access via a shared passageway back down to the front.

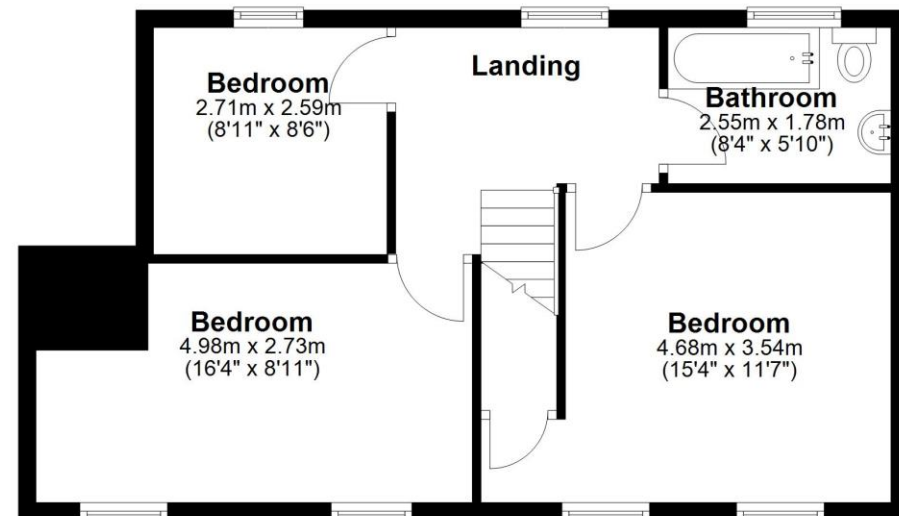
Ground Floor

Approx. 45.7 sq. metres (491.9 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.9 sq. feet)



Total area: approx. 95.1 sq. metres (1023.8 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, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



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