



Palmer & Partners

Warwick Road, Ipswich, Suffolk, IP4

2QD

Guide Price £260,000 to £270,000



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- No Onward Chain
- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- New Extended Kitchen
- New Four-Piece Bathroom
- Basement
- Off-Road Parking for Two Cars
- Low-Maintenance Rear Garden



Situated towards the popular east side of Ipswich within the Northgate School catchment area, close to Alexandra Park and the University and walking distance of the town centre lies this beautifully presented three-bedroom mid terrace house. The property is being sold with no onward chain, has been updated by the current owners including a new bathroom and extended kitchen, and benefits from a low-maintenance rear garden, off-road parking to the

front for two cars, gas central heating, and double-glazing.

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.

Entrance Hall: Radiator, stairs to the first floor, door providing access down to the basement, doors to the living room and dining room, and doorway into the kitchen.

Basement: 11'5" x 6' (3.48m x 1.83m) Double-glazed window to the rear aspect and ample storage space.

Living Room: 11'9" x 11'8" (3.58m x 3.56m) Double-glazed window to the front aspect, wood burner set within a chimney breast with tiled hearth, radiator, built-in shelving, cupboard and useful log storage either side of the chimney breast, further low-level built-in cupboard, and double doors opening through to:



Dining Room: 11'5" x 10'4" (3.48m x 3.15m) Double-glazed window to the rear aspect, radiator, and chimney breast with tiled hearth.

Kitchen: 18'1" x 7' (5.5m x 2.13m) The kitchen has been extended and is fitted with a range of modern eye and base level units and drawers with undercounter lighting, square edge work surfaces, butler sink, and metro tile splashbacks. Integrated appliances include a dishwasher, electric oven and gas hob with extractor hob over,

with space for an American style fridge freezer and a washing machine. There is a breakfast bar, ceiling inset spotlights, underfloor heating, Velux skylight, double-glazed windows to the rear and side aspects, and French doors opening out to the garden.

First Floor Landing: Built-in cupboard, radiator, loft access, and doors to the bedrooms and bathroom.

Bedroom One: 11'8" x 10'5" (3.56m x 3.18m) Double-glazed

window to the front aspect and a radiator.

Bedroom Two: 11'5" x 10'5" (3.48m x 3.18m) Double-glazed window to the rear aspect and a radiator.

Bedroom Three: 8'6" x 5'1" (2.6m x 1.55m) Double-glazed window to the front aspect and a radiator.

Family Bathroom: 9'9" x 7'9" (2.97m x 2.36m) A stylish four-piece suite comprising shower enclosure, freestanding bath with shower attachment, low-level WC and a pedestal hand

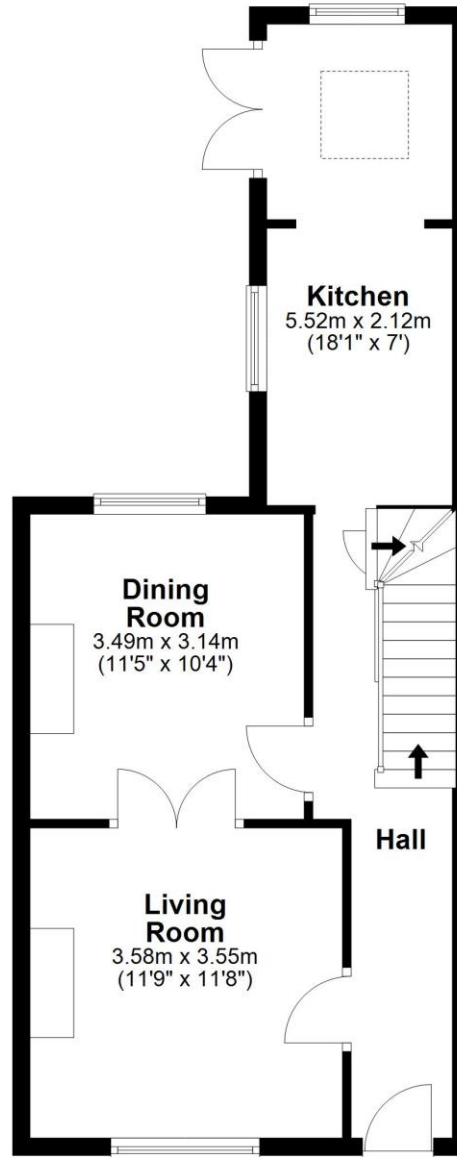
wash basin. The bathroom has two heated towel rails, metro tile splashbacks, ceiling inset spotlights, and an opaque double-glazed window to the rear aspect.

Outside – Rear: The low-maintenance garden has a large patio seating area with the remainder being laid to lawn and enclosed by fencing and retaining wall with gated rear access.

Parking: There is off-road parking for two cars to the front.

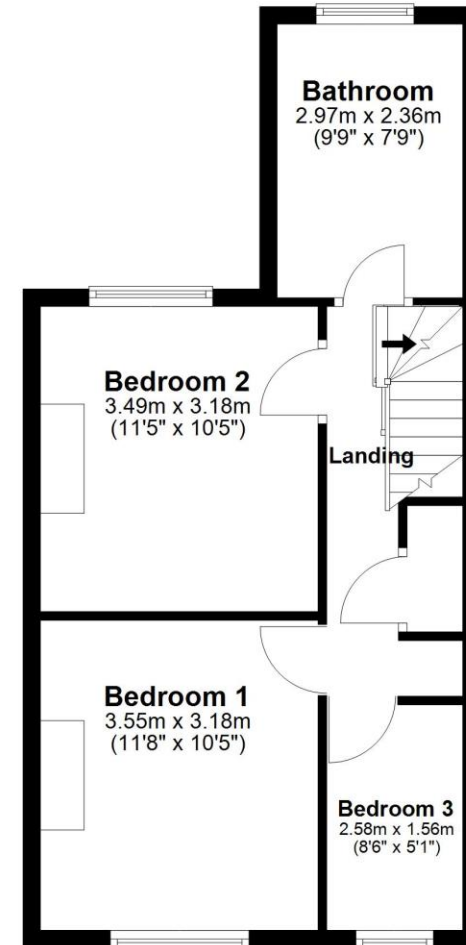
Ground Floor

Approx. 46.4 sq. metres (499.7 sq. feet)



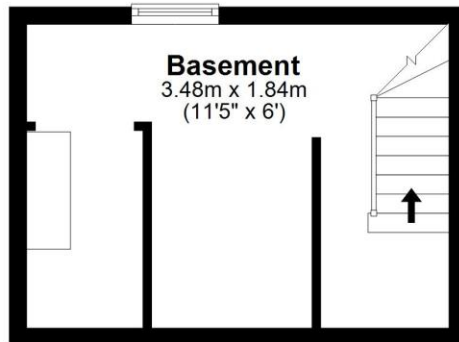
First Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



Basement

Approx. 16.8 sq. metres (180.9 sq. feet)



Total area: approx. 104.6 sq. metres (1126.0 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: D

Council Tax Band: B



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