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Seymour Road, Ipswich, Suffolk, IP2

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Offers in excess of £170,000

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- No Onward Chain
- Two Bedrooms
- Open Plan Lounge/Dining Room
- First Floor Bathroom
- Courtyard Style Rear Garden
- Would Benefit from Updating & Modernising
- Ideal First Time/Investment Purchase

Positioned down a cul-de-sac just a few minutes from Ipswich town centre and waterfront and offering good access to the A14 and mainline train station, lies this two-bedroom end of terrace house. The property is being sold with no onward chain, would benefit from updating and modernising, and would make an ideal first time/investment purchase. The accommodation comprises entrance hall, an open plan lounge/dining room, kitchen,

ground floor cloakroom, first floor landing, bathroom, and two bedrooms.

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.





Entrance Hall: Radiator, staircase rising to the first floor, and a door to the dining room.

Lounge: 11'7" x 10'6" (3.53m x 3.2m) Window to the front aspect, a radiator, and an opening through to:

Dining Room: 11'4" x 10'11" (3.45m x 3.33m) Window to the rear aspect, a radiator, an understairs cupboard, and a door leading to:

Kitchen: 9'1" x 7'11" (2.77m x 2.41m) Fitted with a range of matching eye and base units with drawers, roll edge work surfaces, sink and drainer, tiled splashbacks, space for a cooker and washing machine, window to the side aspect, a door opening out to the side, and a doorway through to:

Rear Lobby: Space for a fridge freezer and a door leading to:



Cloakroom: Low-level WC and an opaque window to the side aspect.

First Floor Landing: Built-in cupboard and doors to the bathroom and bedrooms.

Bathroom: A three-piece suite comprising a bath with shower over and shower screen, low-level WC and vanity hand wash basin with storage beneath, along with a radiator and a window to the rear aspect.

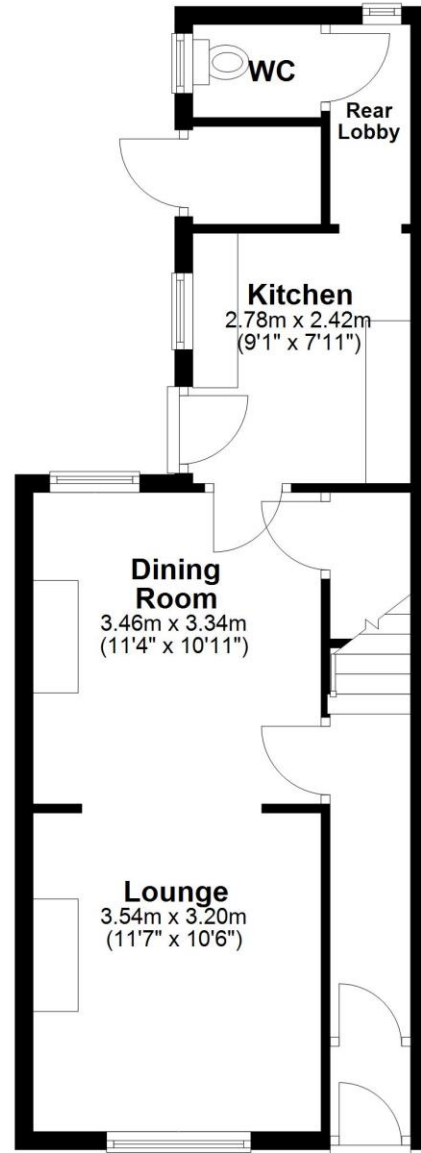
Bedroom One: 13'9" x 11'7" (4.2m x 3.53m) Two windows to the front aspect, a radiator, stripped wood flooring, and access to the loft.

Bedroom Two: 11'4" x 8'3" (3.45m x 2.51m) Window to the rear aspect and a radiator.

Outside – Rear: The courtyard style garden is paved with flowerbeds, a pergola, and is enclosed by fencing and retaining wall.

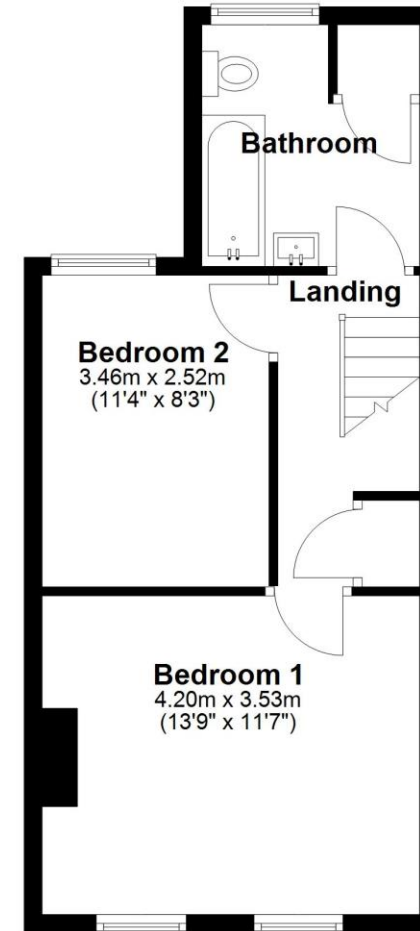
Ground Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



Total area: approx. 79.6 sq. metres (856.4 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

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: A



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