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Dunlin Road, Ipswich, Suffolk, IP2
9QB
Asking Price £195,000

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- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- First Floor Bathroom
- Low-Maintenance Rear Garden
- Off-Road Parking to Front



This three-bedroom semi-detached house is situated towards the southwest side of Ipswich offering good access out to the A12 and A14 commuter trunk roads and is close to the mainline train station. The property is being sold with no onward chain and comes with a low-maintenance rear garden and off-road parking to the front. The accommodation comprises entrance hall, kitchen, open plan lounge / dining room,

conservatory, first floor landing, three bedrooms, and a family bathroom.

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: There is an artificial lawn area, laid to stone parking area, gated side access to the rear garden, and a canopy porch over the front door.

Entrance Hall: Storage heater, stairs to the first floor, and doors to the kitchen and lounge / dining room.

Kitchen: 8'10" x 7'6" (2.7m x 2.29m) Fitted with a range of matching eye and base level units, roll edge work surfaces,

sink and drainer, tiled splashbacks, space for appliances, extractor hood, built-in wine rack, and window to the front aspect.

Lounge / Dining Room: 15'7" x 14'9" (4.75m x 4.5m) Large built-in understairs cupboard, storage heater, window through to the conservatory, and French doors opening through to:

Conservatory: 11'6" x 7'5" (3.5m x 2.26m) Window surround and French doors opening out to the rear garden.



First Floor Landing: Airing cupboard, loft access, and doors to the bedrooms and bathroom.

Bedroom: 10'11" x 8'9" (3.33m x 2.67m) Window to the rear aspect and electric heater.

Bedroom: 9'4" x 6'7" (2.84m x 2m) Window to the rear aspect and electric heater.

Bedroom: 9'10" x 8'10" (3m x 2.7m) Window to the front

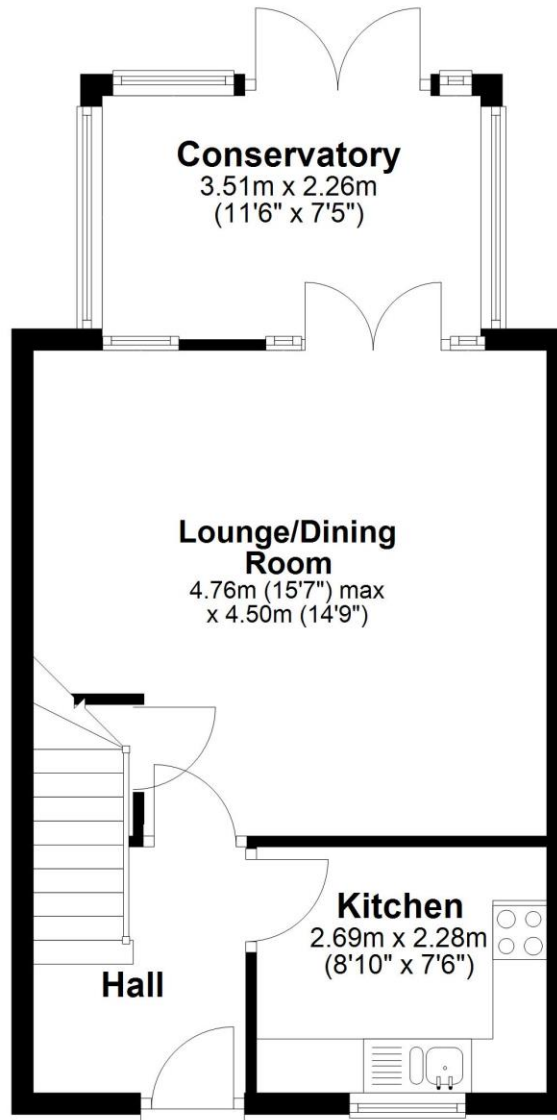
aspect and built-in wardrobe with sliding doors.

Family Bathroom: A three-piece suite comprising bath, low-level WC and vanity hand wash basin with storage; and tiled floor and walls and opaque window to the front aspect.

Outside – Rear: The low-maintenance garden is predominantly laid to artificial lawn with raised decked areas, wooden shed, and is fully enclosed by fencing.

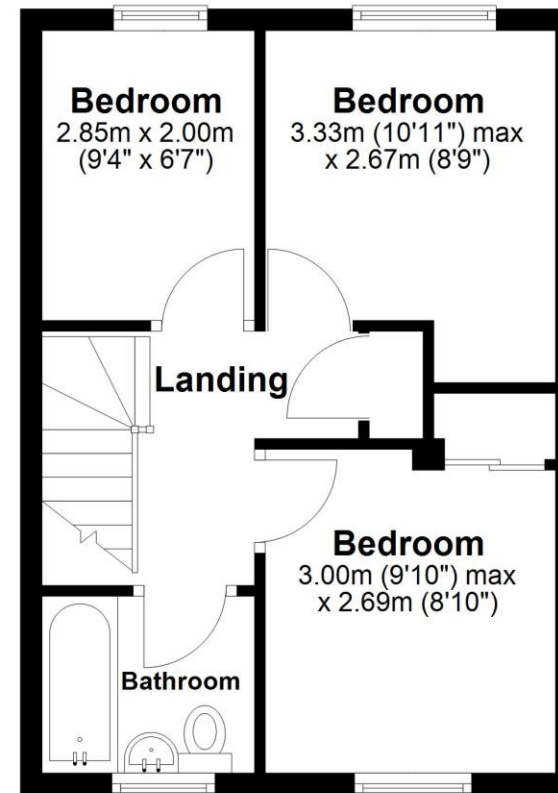
Ground Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.5 sq. feet)



Total area: approx. 74.5 sq. metres (802.2 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, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



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