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Briarhayes Close, Ipswich, Suffolk,

IP2 9AZ

Guide Price £210,000 to £220,000

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- No Onward Chain
- Mid-Terrace Property
- Three Bedrooms
- Large Rear South Facing Garden
- Garage En Bloc
- Short Walk To Train Station And Town Centre
- Double Glazing & Gas Central Heating



Being offered with no onward chain sits this well-presented three-bedroom mid-terraced property which is positioned in a quiet close. The property is just a short walk to Ipswich train station and the town centre and benefits from a large L-shaped south facing rear garden with large patio areas, gas central heating, double-glazing and garage en bloc. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which

comprises entrance hall, kitchen, living room/dining room, three bedrooms and shower room on the first floor.

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 and Estuary, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station

with the fast trains taking just under an hour. The vibrant waterfront and marina has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk. Ipswich also has a rich history dating back to the Saxons along with fascinating listed architecture.

**Outside - Front:** The garden has a lawned area with mature hedging and raised flower beds.

There is a pathway with steps down and a fitted handrail leading to the front door, the porch is covered and benefits from outside lighting and there is a cupboard with shelving which houses the meters. Road/close curbside parking is also available at the front of the property path.

**Front Door:** Into:

**Entrance Hall:** 6'2" x 6' (1.88m x 1.83m) Double-glazed floor to ceiling window to the front aspect, radiator and large walk in cupboard/cloakroom.



**Kitchen:** 9'4" x 8'7" (2.84m x 2.62m) Double-glazed triple window to the front aspect, fitted with a range of eye and base level units with marble effect worktops, inset sink and drainer, tiled splashbacks, boiler, fridge/freezer, washing machine and cooker to stay and tiled effect flooring.

**Lounge/Dining Room:** 16'1" x 15'9" (4.9m x 4.8m) Double-glazed patio doors leading out to the rear south facing patio and garden beyond, radiators, feature fireplace, tv point, open plan with serving hatch and

stairs leading up to the first floor.

**Landing:** Loft hatch up to attic and an airing cupboard. Currently boarded but could be extended (STPP).

**Bedroom One:** 10'9" x 9'3" (3.28m x 2.82m) Double-glazed floor to ceiling window to the front aspect, radiator and a free standing triple wardrobe.

**Bedroom Two:** 11' x 9'4" (3.35m x 2.84m) Double-glazed floor to ceiling window to the rear aspect overlooking the garden and radiator.

**Bedroom Three:** 8'2" x 6'3" (2.5m x 1.9m) Double glazed window to the rear aspect and radiator.

**Shower Room:** 6'3" x 5'5" (1.9m x 1.65m) Double-glazed obscure glass window to the front aspect, three-piece suite comprising double shower with glass enclosure, waterfall showerhead and further shower attachment, low level WC and a vanity sink, fully tiled flooring and walls, heated towel rail and extractor fan.

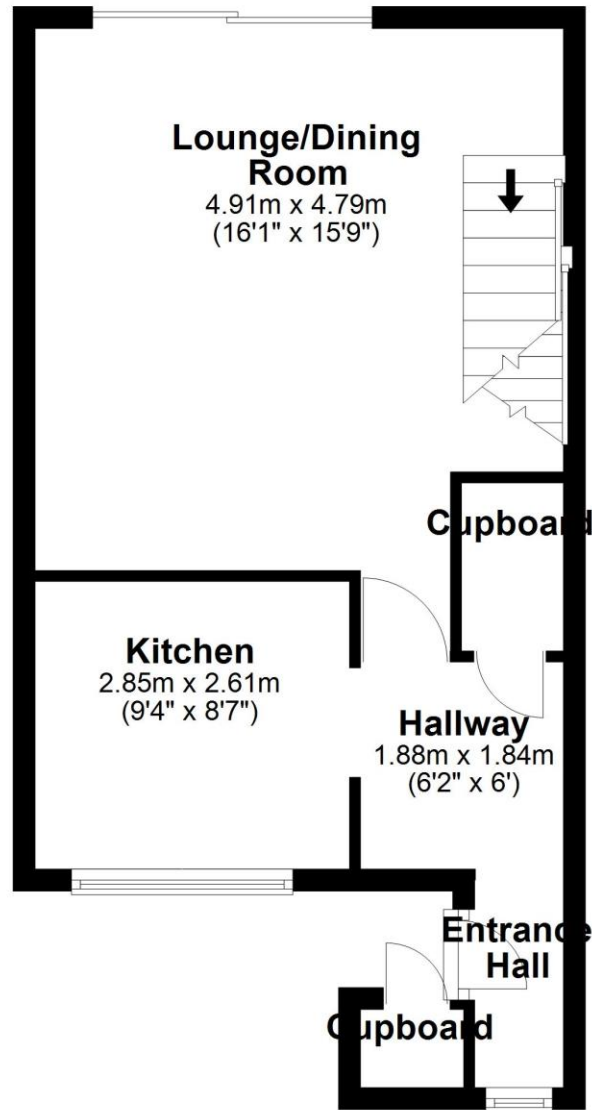
**Outside – Rear:** The L-shaped garden is enclosed by panel fencing and predominately laid

to lawn with mature borders, there is a raised patio area and retaining brick wall with planters, water feature, outside tap, outside power. A greenhouse is at the rear with a further patio/hardstanding area (large enough to accommodate a large shed/bike store). Furthermore; there is a side gate near the greenhouse with a path leading to the front of the property/close.

**Garage:** En Bloc with up and over door.

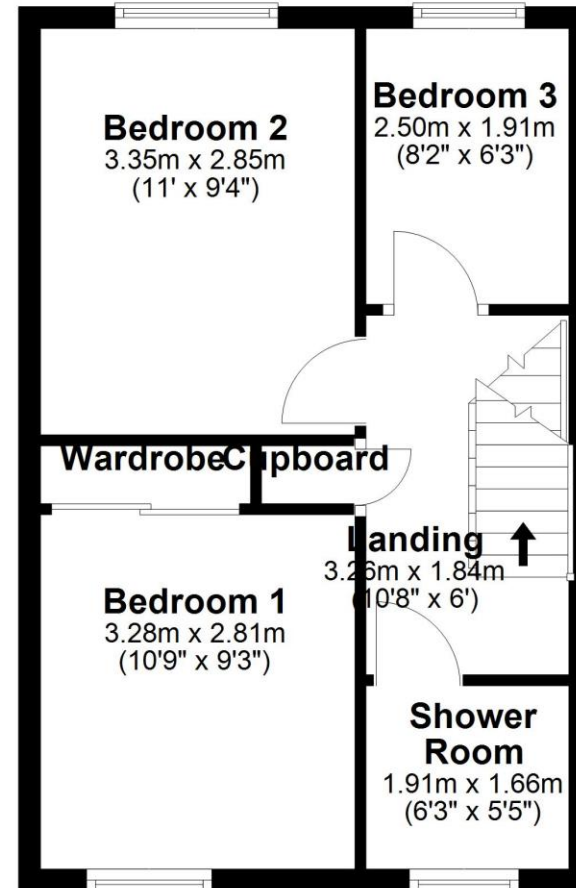
## Ground Floor

Approx. 38.9 sq. metres (418.2 sq. feet)



## First Floor

Approx. 34.9 sq. metres (375.2 sq. feet)



Total area: approx. 73.7 sq. metres (793.4 sq. feet)

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### Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: B



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