



Palmer & Partners



Richmond Road, Ipswich, Suffolk, IP1

4DW

Asking Price £240,000

Palmer & Partners

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- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor Cloakroom
- First Floor Bathroom
- Rear Garden Approximately 150ft (STS)
- Newly Installed Entertaining Room & Office
- 13 Newly Installed Solar Panels



This nicely presented three-bedroom mid terrace house is situated towards the northwest side of Ipswich offering good access out to the A14 commuter trunk road. This lovely character home comes with 13 newly installed solar panels with a 10K battery located in the rear garden and the owners pay for no electricity as its bought back from the grid. Within the south-east facing rear garden which measures approximately 150ft (subject to survey) there is a newly installed entertaining room and work-from-home office. As agents, we recommend the earliest

possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, lounge, dining room, kitchen, ground floor cloakroom, first floor landing, three bedrooms, and family bathroom.

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: The courtyard-style garden is enclosed by low-retaining wall with a tiled path

leading to a recessed porch with double-glazed front door.

Entrance Hall: Radiator, staircase rising to the first floor, and doors providing access to the lounge and dining room.

Lounge: 13'9" x 10'7" (4.2m x 3.23m) Double-glazed bay window to the front aspect, a radiator, and built-in shelving and storage either side of the fireplace.

Dining Room: 11'10" x 10'11" (3.6m x 3.33m) Double-glazed window to the rear aspect, a radiator, ceiling inset spotlights, understairs cupboard, integrated fridge freezer, and opening through to:



Kitchen: 8'11" x 7'10" (2.72m x 2.4m) Fitted with a range of modern eye and base units and drawers, roll edge work surfaces, one-and-a-quarter bowl sink and drainer, and tiled splashbacks. All the appliances are integrated and include a dishwasher, washing machine, oven and hob with extractor hood over. There are ceiling inset spotlights, a double-glazed window to the side aspect, and door leading to:

Rear Lobby: Double-glazed door opening out to the rear garden, a radiator, space for a tumble dryer, and a door leading to:

Cloakroom: A two-piece suite comprising a low-level WC and

hand wash basin with tiled splashback, along with a radiator and obscure double-glazed window to the side aspect.

First Floor Landing: Cupboard over the stairs, access to the loft, and doors leading to the bedrooms and bathroom.

Bedroom One: 13'11" x 9'3" (4.24m x 2.82m) Two double-glazed windows to the front aspect, a radiator, and a set of built-in wardrobes with sliding doors.

Bedroom Two: 9'3" x 8'9" (2.82m x 2.67m) Double-glazed window to the rear aspect and a radiator.

Bedroom Three: 8'11" x 7'10" (2.72m x 2.4m) Double-glazed window to the rear aspect and a radiator.

Family Bathroom: A three-piece suite comprising a bath with shower over and shower screen, low-level WC and pedestal hand wash basin, along with a heated towel rail, part tiled walls, and ceiling inset spotlights.

Outside - Rear: The south-east facing garden measures approximately 150ft (subject to survey) and is predominantly laid to lawn with a patio area, decked area with pergola, and brick outbuilding abutting the rear of the house. Towards the rear of the garden is a vegetable patch and shed and the garden is fully enclosed by fencing. The current owners have installed a fabulous

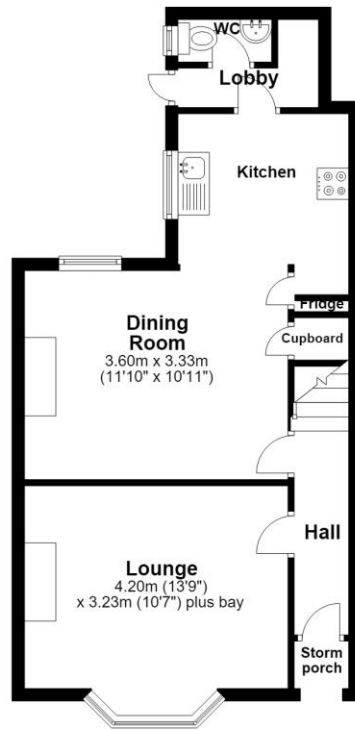
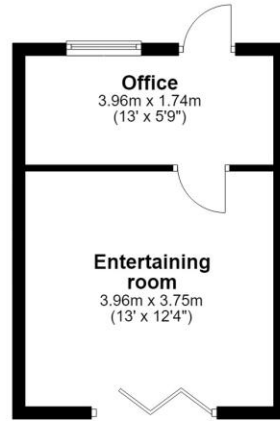
work-from-home office and entertaining room.

Entertaining Room: 13' x 12'4" (3.96m x 3.76m) Bi-fold doors opening out to the garden, centre island with built-in storage and wine rack, and base and eye-level units. The room is fully insulated, has its own consumer unit and WiFi connected, and ceiling inset spotlights. There is outside lighting and a door leading to:

Office: 13' x 5'9" (3.96m x 1.75m) Windows to the rear and side aspects, door opening out to the garden, and there is power and light connected.

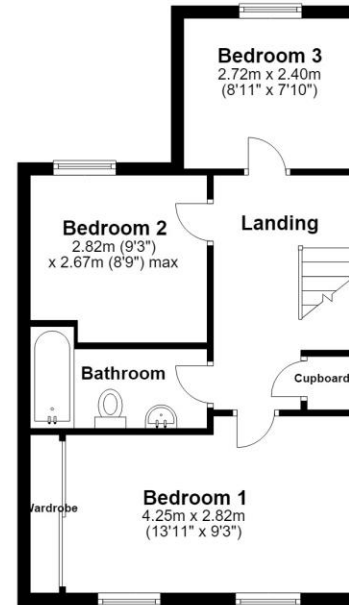
Ground Floor

Approx. 64.8 sq. metres (697.5 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



Total area: approx. 106.9 sq. metres (1150.3 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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