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Ann Street, Ipswich, Suffolk, IP1 3PD
Guide Price £220,000 to £230,000

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- No Onward Chain
- Charming Mid Terrace Home
- Two Good Size Double Bedrooms
- Two Generous Reception Rooms
- Spacious Dry Basement
- Newly Fitted & Extended Kitchen/Breakfast Room
- Off-Road Parking to Rear with Electric Roller

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This spacious and charming two-bedroom mid terrace home is located on the west side of Ipswich, offering convenient access to the mainline train station, town centre, and the stunning Christchurch Park, and is being sold with no onward chain. Arranged over three floors, the property provides well-maintained and versatile accommodation, including a dry basement currently utilised for storage. The current owner has thoughtfully extended the home to incorporate a newly fitted kitchen and has carried out redecoration throughout, creating a fresh and

welcoming interior. To the rear, the home features off-road parking accessed via the garden, enhanced by a recently installed electric roller door providing additional security and ease of use.

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: The hallway features a radiator and staircase rising to the first floor. A door provides access to the steps leading down to the basement while additional doors open through to the lounge and dining room.

Basement: 13'6" x 10'6" (4.11m x 3.2m) The dry basement benefits

from fitted lighting and is currently arranged as a practical storage area. With its generous proportions, it offers the potential - subject to the necessary permissions - to be transformed into an additional usable room, providing flexibility for future needs.

Lounge: 10'6" x 9'6" (3.2m x 2.9m)

The first reception has a window to the front aspect, feature fireplace with surround, and a radiator.

Dining Room: 10'10" x 9' (3.3m x 2.74m) The second reception has a Hobbit wood burner set within a period fireplace with surround, a radiator, and opening through to:



Kitchen/Breakfast Room: 12' x 10'8" (3.66m x 3.25m) The extension creates a bright and contemporary space, centred around a newly fitted kitchen that features a range of modern eye and base units with drawers, roll edge work surfaces with matching upstands, and a ceramic sink with drainer. Integrated appliances include a dishwasher, oven and electric hob with an extractor hood above, while dedicated space is provided for a fridge freezer and washing machine. Additional highlights such as a pull-out larder cupboard, vertical radiator, and ceiling inset

spotlights enhance both practicality and comfort. A rear aspect window and French doors opening onto the garden bring in plenty of natural light and offer an easy connection to the outdoor space.

First Floor Landing: Access to the loft with doors leading to the bathroom and bedrooms.

Bathroom: The bathroom is presented with a modern four-piece suite, including a bath, separate shower enclosure, pedestal hand wash basin and low-level WC. It is complemented by a vertical radiator and an airing



cupboard, with half-height tiled walls and a tiled floor adding a clean, contemporary finish. An opaque side aspect window provides natural light while maintaining privacy.

Bedroom One: 12'9" x 10'1" (3.89m x 3.07m) Two windows to the front aspect, period fireplace, radiator, and two sets of built-in double wardrobes.

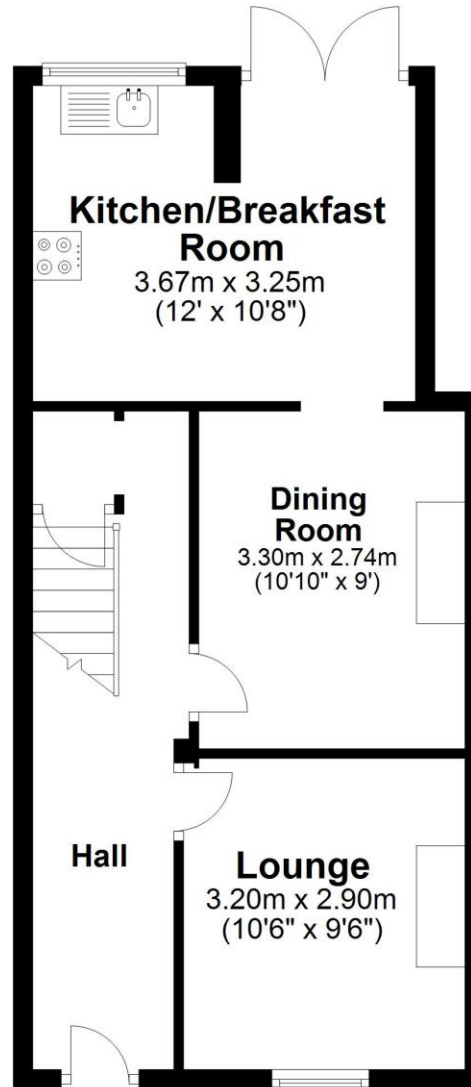
Bedroom Two: 11' x 9' (3.35m x 2.74m) Window to the rear aspect and a radiator.

Outside - Rear: The courtyard style garden features brick and block paving bordered by flowerbeds,

creating a low-maintenance yet characterful outdoor space. Steps lead down to a covered off-road parking area, complete with an electric roller door for added security and accessed from South Street at the rear. The entire garden is enclosed by a retaining wall, offering a sense of privacy and definition.

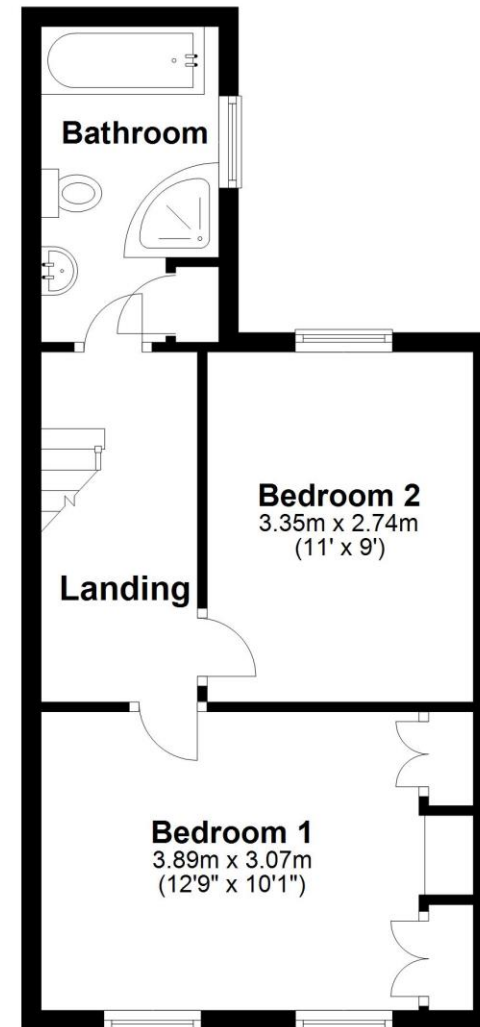
Ground Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



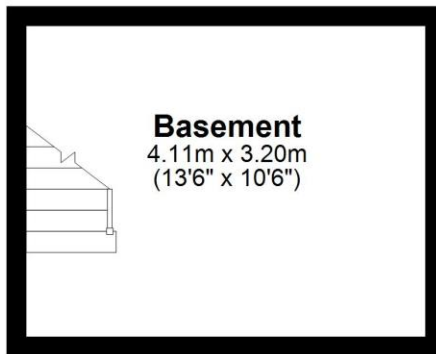
First Floor

Approx. 35.6 sq. metres (383.7 sq. feet)



Basement

Approx. 13.2 sq. metres (141.6 sq. feet)



Total area: approx. 85.3 sq. metres (918.2 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.



Attributes

2 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: E

Council Tax Band: A



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