



Palmer & Partners



Thurleston Lane, Ipswich, Suffolk, IP1
6TF
Guide Price £230,000 to £240,000

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- Period Property Dating Back To The 1800's
- Semi-Detached
- Two Bedrooms
- Two Reception Rooms
- Garage & Driveway
- Double-Glazing
- LPG Boiler (Installed The End Of 2024)



Charming two-bedroom semi-detached property dating back to the 1800's located on the northern outskirts of Ipswich, positioned on a corner plot the property benefits from LPG heating system, with the boiler being installed at the end of 2024, double-glazing, garden area to the front and to the rear where there is a gate leading to the driveway and detached garage which is accessed via Thurleston Lane. As agents, we recommend the earliest

possible internal viewing to appreciate the quality of accommodation on offer which comprises porch, door through to lobby, cloakroom, dining room, kitchen, living room with a log burner, two bedrooms and bathroom 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, 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: Garden area.

Front Door: Into:

Porch: Door into lobby.

Cloakroom: Double-glazed window to the rear aspect and WC.

Dining Room: 11'1" x 8'6" (3.38m x 2.6m) Double-glazed window to the rear aspect, radiator and wood flooring.

Kitchen: 12'1" x 7'8" (3.68m x 2.34m) Double-glazed window to the rear aspect and door to the outside, fitted with a range of eye and base level units with solid wood worktops, sink and



drainer, tiled splashbacks, baxi boiler, space and plumbing for washing machine, space for oven, space for fridge freezer and tiled floor.

Living Room: 14'6" x 11'5" (4.42m x 3.48m) Double-glazed window to the front and side aspect, radiator, built-in understairs cupboard and log burner.

Landing: Doors to:

Bedroom One: 10'11" x 10'11" (3.33m x 3.33m) Double-glazed window to the rear aspect, vaulted ceiling, radiator and built-in cupboard.

Bedroom Two: 11'5" x 8'10" (3.48m x 2.7m) Double-glazed window to the front aspect, radiator and wooden floorboards.

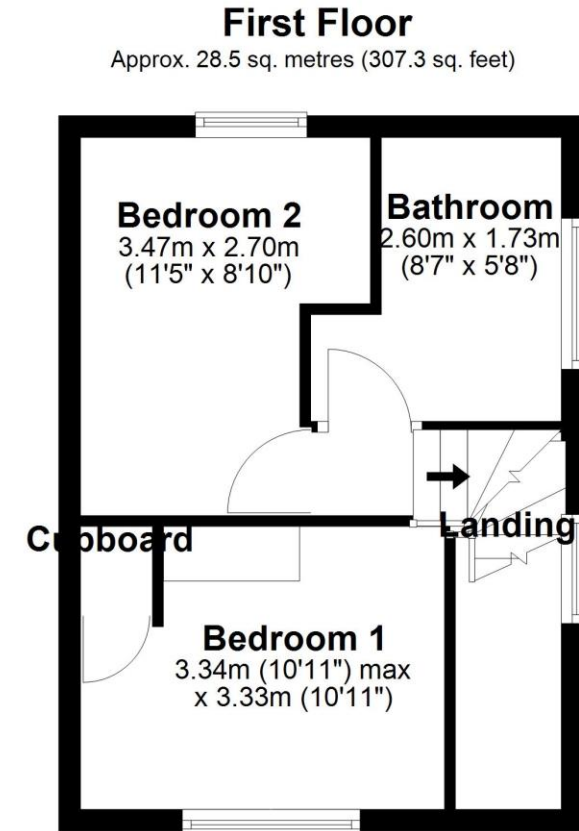
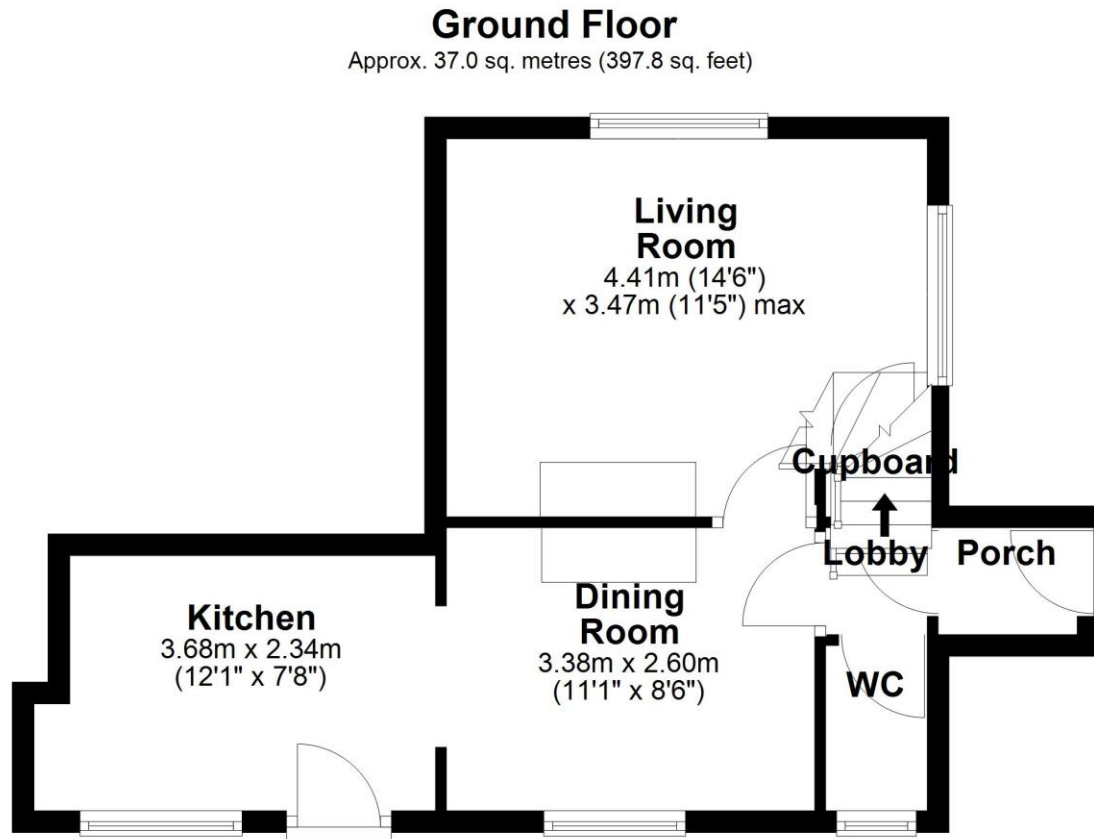
Bathroom: Double-glazed window to the side aspect, radiator, three-piece suite comprising bath with shower attached, hand wash basin and WC.

Outside – Rear: The driveway and detached garage are accessed via Thurleston Lane with a gate into the rear garden. The garden is lawned, has



borders, decking area and a shed.

Agents Note: The property has a septic tank and LPG boiler which was installed at the end of 2024.



Total area: approx. 65.5 sq. metres (705.0 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

2 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: D

Council Tax Band: B



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