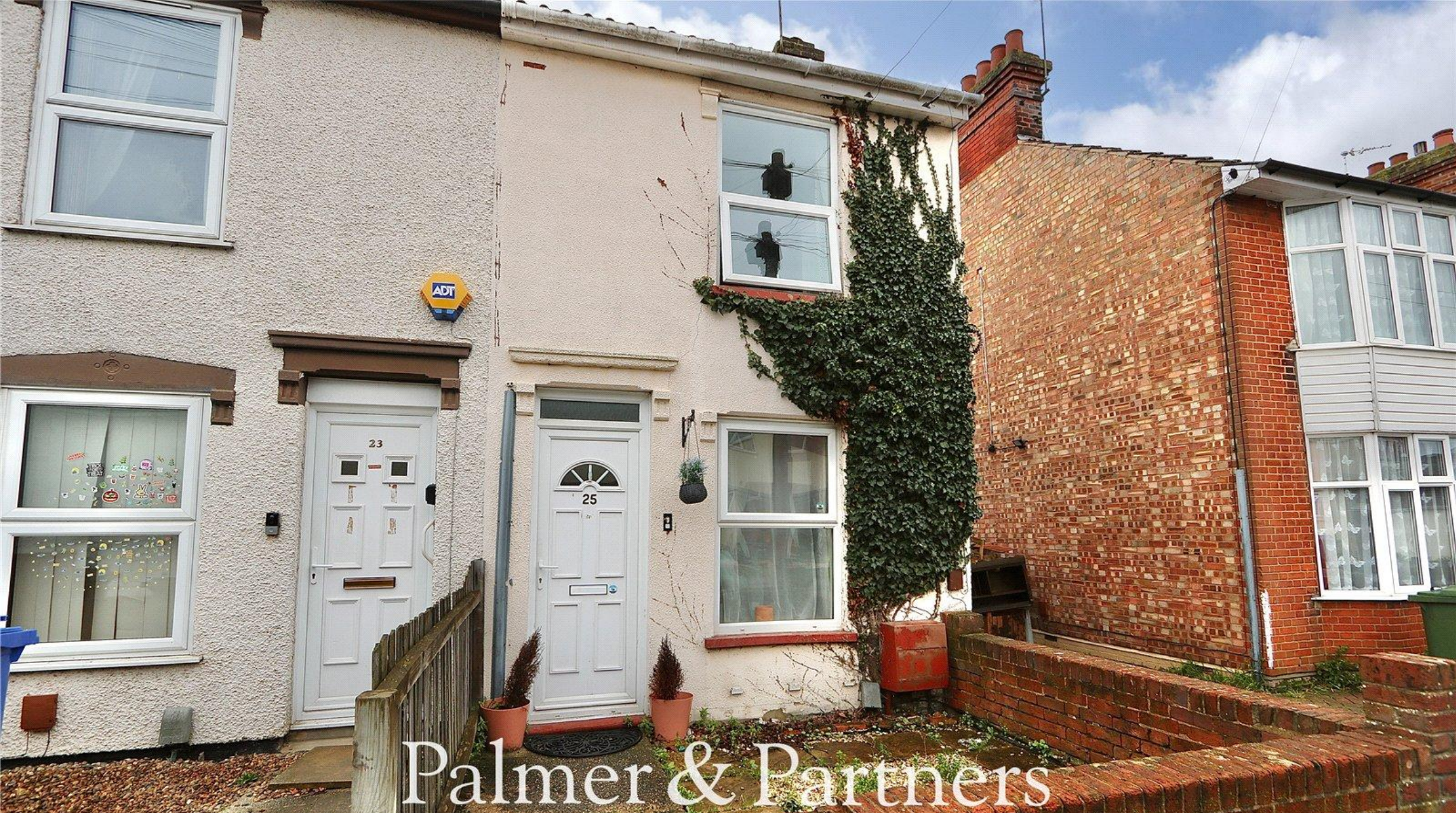




Palmer & Partners



Cromer Road, Ipswich, Suffolk, IP1

5ER

Asking Price £175,000

Palmer & Partners

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- End Terrace Property
- Nicely Presented Through-Out
- Two Reception Rooms
- Kitchen & Utility Room
- Two Double Bedrooms
- First Floor Bathroom
- Enclosed Rear Garden

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This nicely presented two double bedroom end terraced Victorian property is located to the West of Ipswich. The property benefits from two reception rooms, double glazing and an enclosed rear garden. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises living room, dining room, kitchen and utility on the ground floor whilst

to the first floor are two double bedrooms and a 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: The front garden is set behind a brick wall with a pathway to the front door.

Front Door: Into:

Living Room: 11'1" x 10'10" (3.38m x 3.3m) Double-glazed window to the front aspect and radiator.

Through to:

Dining Room: 11'1" x 11 (3.38m x 11) Double-glazed window to the rear aspect, radiator, stairs rising to the first floor and door giving access to:

Kitchen: 11'4" x 6'8" (3.45m x 2.03m) Double-glazed window



to the side aspect, door giving access to the rear garden. Fitted with a range of eye and base level units and worktops, inset sink and drainer, wood effect flooring, storage cupboard, built-in oven, built-in hob with stainless steel extractor hood over, access too:

Utility Room: 9'2" x 4'6" (2.8m x 1.37m) Two double-glazed windows to the side aspect, space for fridge freezer, wood effect flooring, ceiling inset spotlights and counter worktop

with space under for white goods.

First Floor Landing: Loft access to a part boarded loft and doors giving access too:

Bedroom One: 11'1" x 10'11" (3.38m x 3.33m) Double-glazed window to the front aspect and radiator.

Bedroom Two: 11' x 8'4" (3.35m x 2.54m) Double-glazed window to the rear aspect, wood effect flooring and radiator.

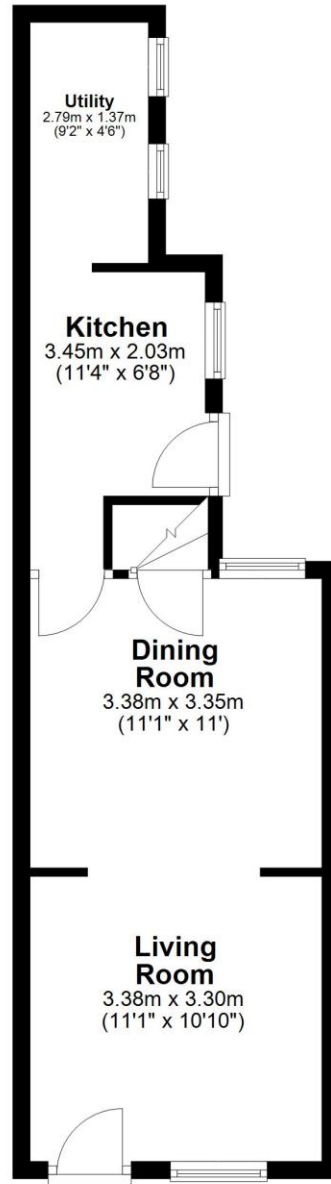
Bathroom: Double-glazed window to the rear aspect, three piece suite comprising low-level WC, panel enclosed bath

with shower attachment and pedestal wash hand basin, tile effect vinyl flooring, part tiled walls, heated towel rail and airing cupboard housing wall mounted boiler.

Outside - Rear: Enclosed by panel fencing the rear garden has a patio area and is predominately laid to lawn.

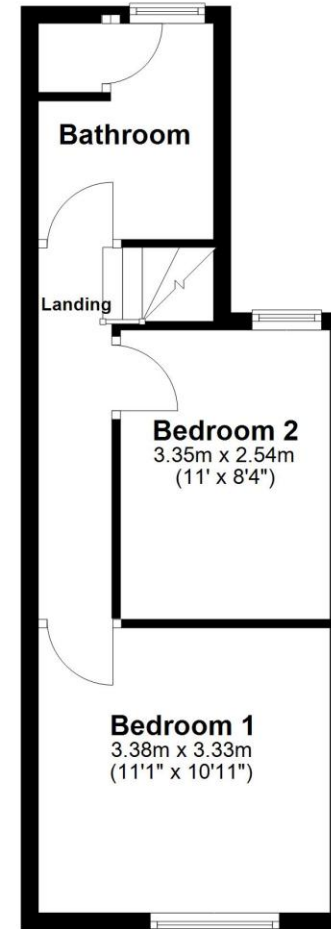
Ground Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



Total area: approx. 64.6 sq. metres (695.2 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

2 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: E

Council Tax Band: A



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