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Cavendish Street, Ipswich, Suffolk,
IP3 8BQ
Offers in excess of £175,000

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- Mid Terrace House
- Three Bedrooms (Bed 3 Accessed via Bed 2)
- Ground Floor Bathroom
- Dry Cellar
- Rear Garden in Excess of 100ft (STS)



Situated towards the popular east side of Ipswich lies this three-bedroom mid terrace house, conveniently located for the waterfront and university, which benefits from a rear garden in excess of 100ft (subject to survey). The accommodation comprises a dining room which opens through to the lounge, kitchen, ground floor bathroom, and three first floor bedrooms, the third bedroom being accessed via the second bedroom.

Underneath the property is a dry cellar which can be accessed via the rear garden, and which is currently being used for storage.

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: There is a courtyard style garden with path leading to the front door.

Dining Room: 11'5" x 10'4" (3.48m x 3.15m) Window to the front aspect, radiator, and opening through to:

Lounge: 12'3" x 10' (3.73m x 3.05m) Window to the rear aspect, built-in cupboard, radiator, exposed brick fireplace, feature wood panelled wall, stairs to the first floor, and door through to:

Kitchen: 8'4" x 6'3" (2.54m x 1.9m) Fitted with a range of

matching eye and base level units with roll edge work surfaces, inset sink and drainer, space for appliances, window to the side aspect, door opening out to the garden, and door through to:

Lobby: Built-in shelving, wall-mounted boiler, radiator, and door through to:

Family Bathroom: Three-piece suite comprising a corner bath, low-level WC and pedestal hand wash basin, along with a radiator, part tiled walls, and window to the side aspect.



First Floor Landing: Doors to bedrooms one and two.

Bedroom One: 11'4" x 10' (3.45m x 3.05m) Window to the front aspect, radiator, and exposed floorboards.

Bedroom Two: 11'5" x 8'9" (3.48m x 2.67m) Window to the rear aspect, radiator, exposed floorboards, built-in cupboard, and door through to:

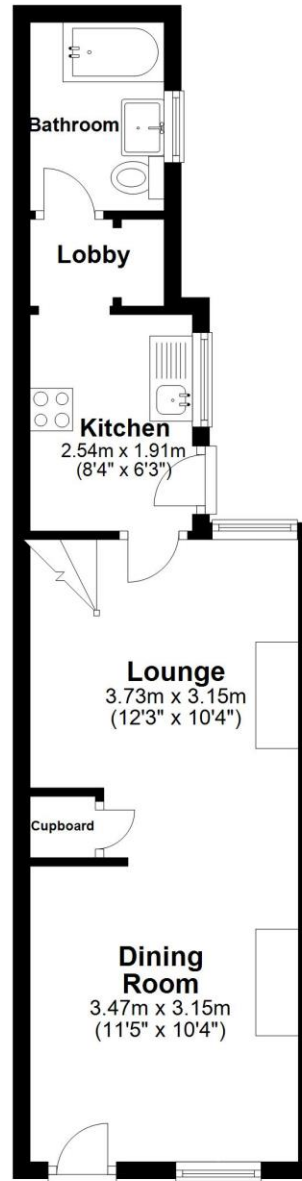
Bedroom Three: 7'8" x 6'2" (2.34m x 1.88m) Window to the rear aspect.

Outside - Rear: There is a patio area with gate which opens

through to a mature woodland style garden in excess of 100ft (subject to survey), door to the cellar underneath the property, and the garden is enclosed by fencing.

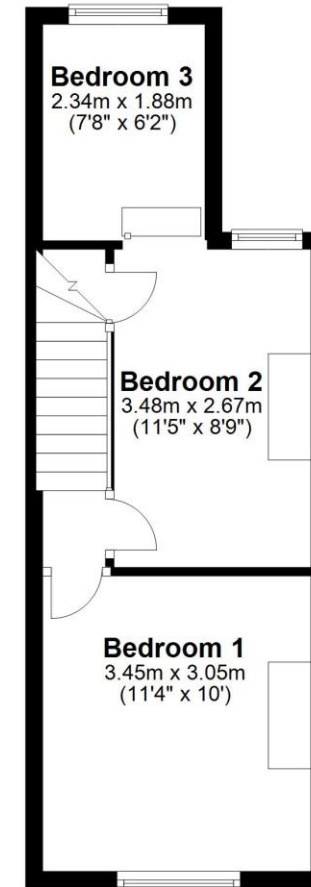
Ground Floor

Approx. 31.8 sq. metres (342.4 sq. feet)



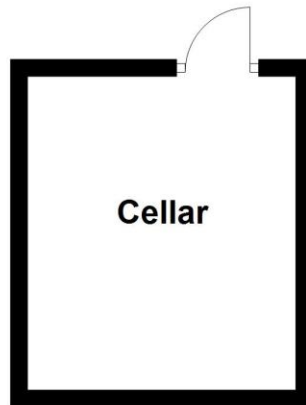
First Floor

Approx. 27.8 sq. metres (299.5 sq. feet)



Basement

Approx. 11.6 sq. metres (124.8 sq. feet)



Total area: approx. 71.2 sq. metres (766.7 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, 1 Reception,

EPC Rating: D

Council Tax Band: A



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