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Whinchat Close, Ipswich, Suffolk, IP2
ORW
Offers in excess of £240,000

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- Cul De Sac Position
- South West Of Ipswich
- Good Access To Train Station, A12 & A14
- Mid Terraced Property
- Three Bedrooms
- Off-Road Parking For Three vehicles
- Private Rear Garden



Tucked away in a cul de sac and situated to the south west of Ipswich whilst also offering good access to Ipswich train station and both the A12/A14 major trunk roads sits this very nicely presented three-bedroom mid terrace family home. The property sits on a good-sized plot and benefits from a private (non overlooked from the rear) garden, double-glazing and gas central heating. The vendors have recently opened up the front to create

off-road parking for three vehicles with a shared drop kerb. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises a porch, entrance hall, spacious lounge and kitchen/diner to the ground floor, to the first floor are three bedrooms and a 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 front is laid to stone with shrub borders and off-road parking for three vehicles. The current vendors



have added a shared drop kerb with the neighbour.

Front Door: Into:

Porch: Into:

Entrance Hall: Radiator, under stairs storage and stairs up to the first floor.

Lounge: 12'10" x 12'8" (3.9m x 3.86m) Window to the rear aspect and radiator.

Kitchen: 18'9" x 7'8" (5.72m x 2.34m) Windows to the front and rear aspect and door leading out to the rear garden, radiator, fitted with a range of modern eye and base level

units, sink and drainer, tiled splashbacks, space for larder fridge/freezer, integrated gas hob, oven and extractor, space and plumbing for washing machine, space for tumble dryer and understairs pantry cupboard.

Landing: Frosted window to the front aspect and loft access.

Bedroom One: 12'9" x 10'11" (3.89m x 3.33m) Window to the rear aspect and radiator.

Bedroom Two: 11'5" x 8'11" (3.48m x 2.72m) Window to the rear aspect and radiator.

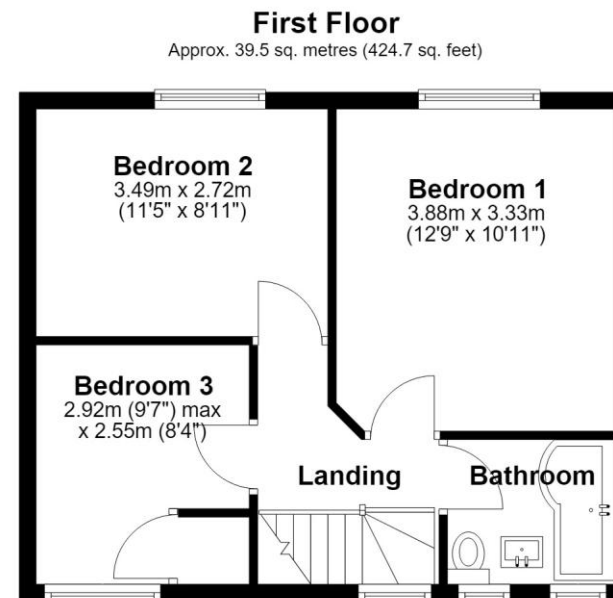
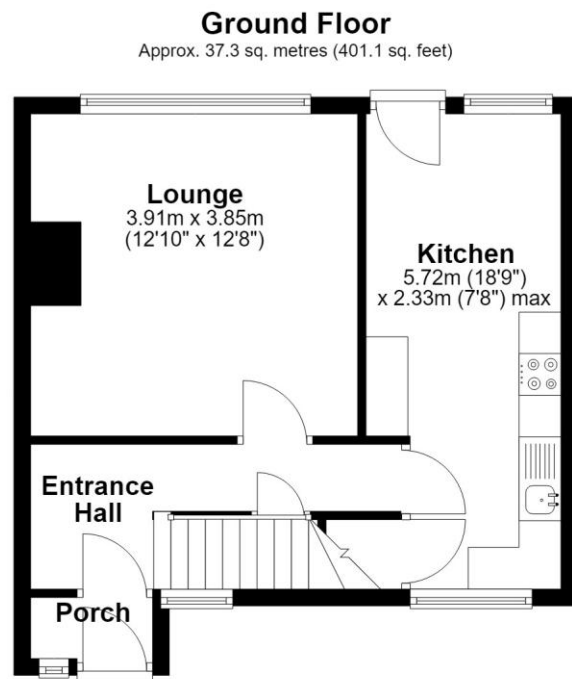


Bedroom Three: 9'7" x 8'4" (2.92m x 2.54m) Window to the front aspect, built-in airing cupboard and radiator.

Bathroom: Two frosted windows to the front aspect, three-piece suite comprising bath with shower over, shower screen, vanity hand wash basin with storage and WC, part tiled walls and upright radiator.

Outside – Rear: The enclosed rear garden has a patio area, laid to lawn area, wooden shed to remain, brick-built outhouse and side gate offering access

via a shared passageway to the front.



Total area: approx. 76.7 sq. metres (825.8 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: C

Council Tax Band: B



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