



Melville Road, Ipswich, Suffolk, IP4

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Offers in excess of £220,000

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- No Onward Chain
- Ideal First Time/Investment
- Semi Detached Property
- Open Plan Lounge/Diner
- Three Bedrooms
- Ground Floor Shower Room
- First Floor Bathroom
- Private Rear Garden



Situated to the much sought after east of Ipswich and falling within the Copleston School catchment area sits this three-bedroom semi-detached single bay fronted property. The property offers good access to both the town centre and Ipswich hospital, would benefit from some updating throughout, is offered to market with no onward chain and would make an ideal first time/investment purchase. As agents, we recommend the internal

viewing of accommodation on offer which comprises entrance hall, large open plan lounge/diner with two feature fireplaces, kitchen, downstairs shower room whilst 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 courtyard front garden is set behind a low brick wall with a pathway to the front door.

Front Door: Into:

Entrance Hall: Stairs up to the first floor.

Lounge/Diner: 25'6" x 11'4" (7.77m x 3.45m) Large open plan lounge/diner with double-glazed bay window to the front



aspect, french doors opening out to the rear garden, two feature fireplaces and radiator.

Kitchen: 15'4" x 8' (4.67m x 2.44m) Two double-glazed windows and door out to the rear garden, fitted with a range of eye and base level units, tiled splashbacks, ceramic sink and drainer, space for an American larder fridge freezer, built-in double oven, gas hob, extractor, space and plumbing for washing machine, space for dryer, tiled floor and radiator.

Ground Floor Shower Room: Double-glazed frosted window to the rear aspect, upright radiator, shower cubicle, hand wash basin and WC, tiled floor and tiled walls.

Bedroom: 15' x 11'7" (4.57m x 3.38m) Two double-glazed windows to the front aspect and radiator.

Bedroom: 12'3" x 9'7" (3.73m x 2.92m) Double-glazed window to the rear aspect, radiator and built in airing cupboard.

Bedroom: 6'10" x 5'5" (2.08m x 1.65m) Double-glazed window



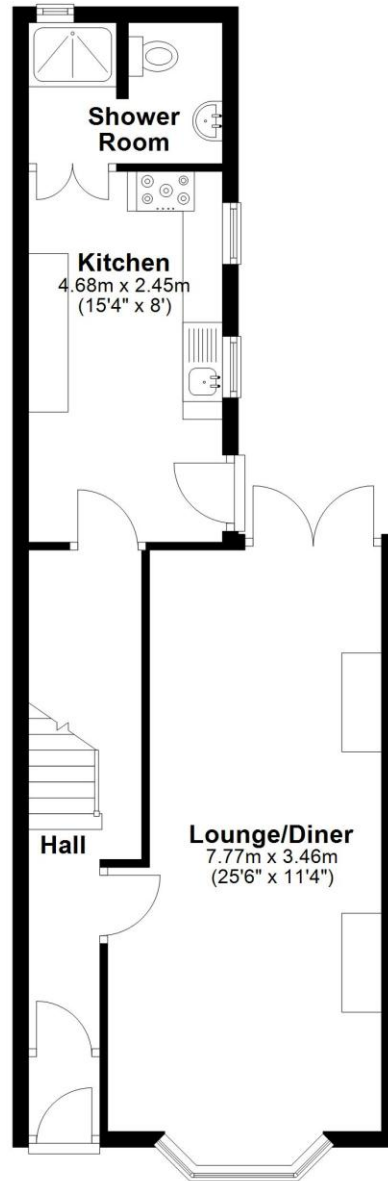
to the side aspect, radiator and built-in wardrobe.

Bathroom: 8'1" x 8' (2.46m x 2.44m) Double-glazed frosted window to the rear aspect, radiator, tiled walls and three-piece suite comprising bath with shower screen, hand wash basin and WC.

Outside – Rear: The private rear garden has mature trees and hedging, is predominately laid to lawn with a patio area, wooden shed and side gate offering access via a shared passageway down to the front.

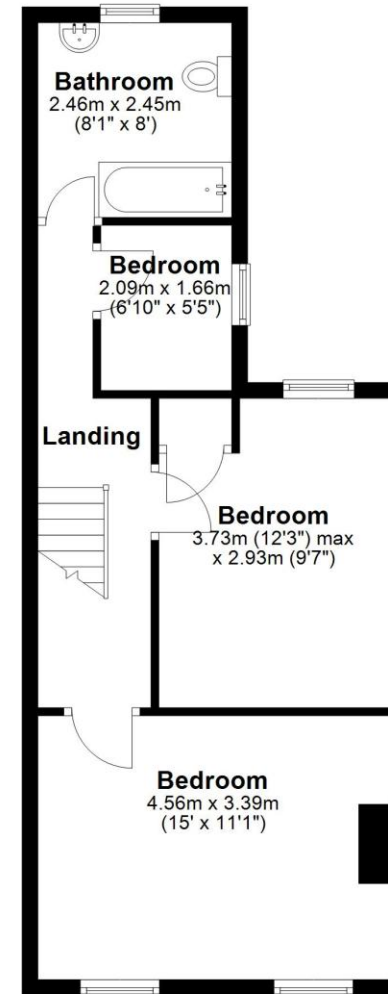
Ground Floor

Approx. 50.8 sq. metres (546.8 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.0 sq. feet)



Total area: approx. 95.5 sq. metres (1027.8 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, 2 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



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