



Palmer & Partners



Wherstead Road, Ipswich, Suffolk,  
IP2 8LQ  
Guide Price £220,000 to £230,000

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- No Onward Chain
- Great Location
- Accessible To A14, Town Centre, Train Station & Waterfront
- Semi-Detached Bay Fronted House
- Three Bedrooms
- Open Plan Lounge & Dining Room
- Gas Central Heating & Double-Glazing
- Off Road Parking
- Large Rear Garden



Situated to the southwest of Ipswich and towards the end of Wherstead Road sits this nicely presented and spacious three-bedroom bay fronted semi-detached family home. The property is just a few minutes from the A14 and just a short walk to the waterfront and town centre. Being offered to market with no onward chain the property benefits from off-road parking for two vehicles to the front and has a stunning rear garden in excess of 200ft

(subject to survey). As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises hall, lounge, dining room, kitchen, three 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:** There is a storm porch to the front of the property with the driveway providing off road parking for two vehicles.

**Front Door:** Into:

**Hall:** Radiator and stairs to the first floor.

**Dining Room:** 11'1" x 9'6" (3.38m x 2.9m) Double-glazed window to the rear aspect, radiator and opening through to:

**Lounge:** 12' x 11'2" (3.66m x 3.4m) Double-glazed bay window to the front aspect and radiator.



**Kitchen:** 11'5" x 8'5" (3.48m x 2.57m) Double-glazed window to the side aspect, radiator, fitted with a range of eye and base level units with worktops, inset sink and drainer, tiled floor, space for a larger style fridge freezer, space for cooker, space for dishwasher, space and plumbing for washing machine.

**Lobby:** Built-in cupboard and door to the rear garden.

**Landing:** Loft access, radiator and airing cupboard.

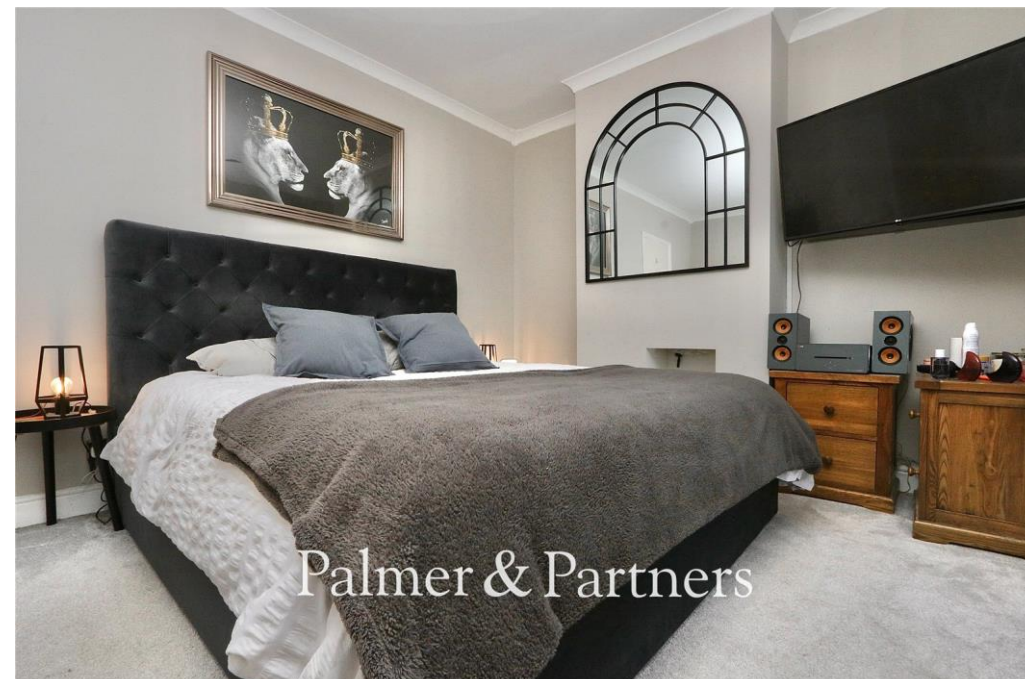
**Bedroom:** 15'4" x 10'2" (4.67m x 3.1m) Double-glazed bay

window to the front aspect and single window to the front aspect and upright radiator.

**Bedroom:** 11'7" x 9'6" (3.38m x 2.9m) Double-glazed window to the rear aspect and radiator.

**Bedroom:** 11' x 8'5" (3.35m x 2.57m) Double-glazed window to the rear aspect and radiator.

**Bathroom:** Double-glazed frosted window to the side aspect, upright radiator, tiled floor and walls, three-piece suite comprising bath with shower over and shower screen,



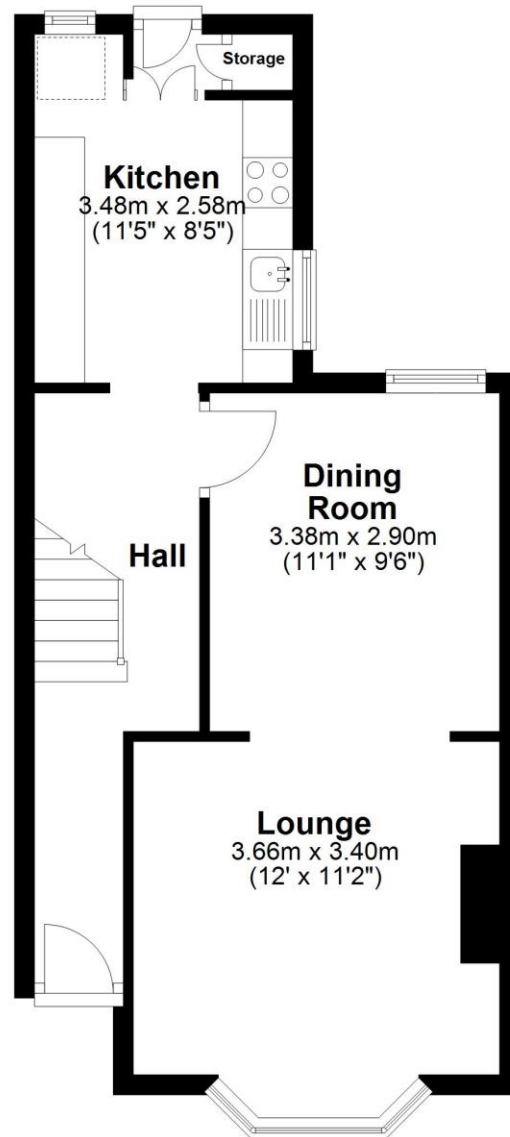
WC and vanity hand wash basin with storage.

**Outside - Rear:** The stunning rear garden is in excess of 200ft (subject to survey), there is a gate to the side offering access via a shared passageway to the front, a patio area is off the rear of the property and the garden is in three sections which is mainly laid to lawn with a pathway leading to the end of the garden. There are a variety of mature trees and hedges towards the rear and a wooden shed which is to remain.



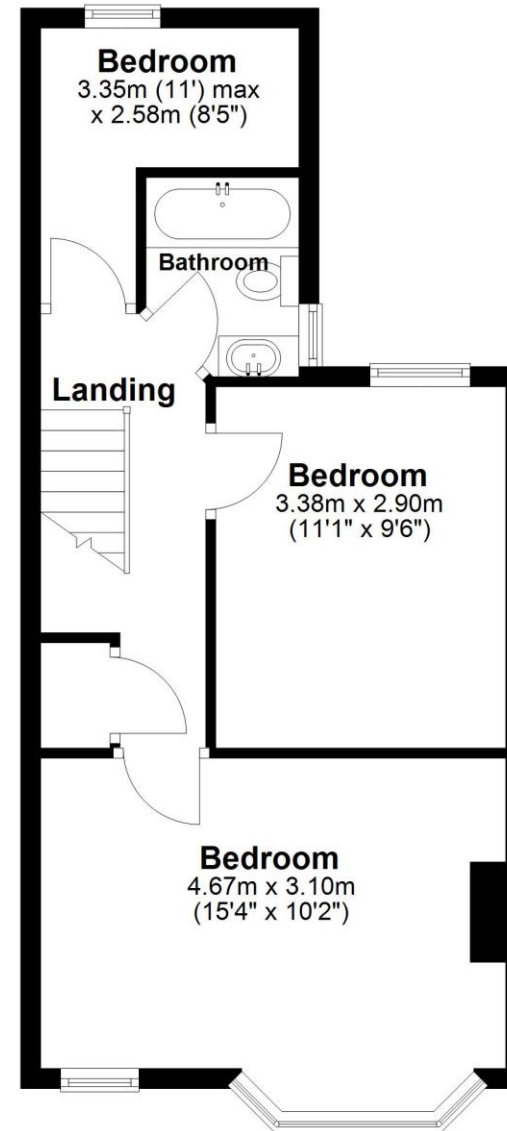
## Ground Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.9 sq. feet)



Total area: approx. 83.3 sq. metres (896.8 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: D

Council Tax Band: B



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