




Palmer & Partners



Devonshire Road, Ipswich, Suffolk,

IP3 8AS

Asking Price £160,000

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- No Onward Chain
- Mid Terrace House
- Two Double Bedrooms
- Two Reception Rooms
- Bathroom Accessed via Second Bedroom
- South-Facing Rear Garden
- Gas Central Heating
- Partially Double-Glazed



Located towards the popular east side of Ipswich within walking distance of the marina and falling within the Copleston School catchment area lies this two-bedroom mid terrace house. The property is being sold with no onward chain, comes with a south-facing rear garden, gas central heating, and is partially double-glazed. The accommodation comprises a living room, kitchen which leads to a dining area, first floor landing, two well-proportioned

double bedrooms, and bathroom which is accessed via the second bedroom.

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.



Living Room: 12'2" x 12' (3.7m x 3.66m) Double-glazed window to the front aspect, a radiator, stripped wood flooring, coved ceiling with ceiling rose, and a door leading to:

Kitchen: 10'1" x 9'3" (3.07m x 2.82m) Fitted with a range of matching eye and base units with drawers, roll edge work surfaces, sink and drainer, and tiled splashbacks. There is an integrated electric oven and hob with extractor hood over, space and plumbing for a washing machine, a radiator,

staircase rising to the first floor with understairs recess, coved ceiling, double-glazed window to the rear aspect, and an archway through to:

Dining Area: 9' x 6'9" (2.74m x 2.06m) Double-glazed window to the rear aspect, window to the side aspect, door opening out to the garden, and coved ceiling.

First Floor Landing: Access to the loft and doors leading to the bedrooms.

Bedroom One: 12'11" x 11'9" (3.94m x 3.58m) Double-glazed window

to the front aspect, a radiator, period fireplace, and stripped wood flooring.

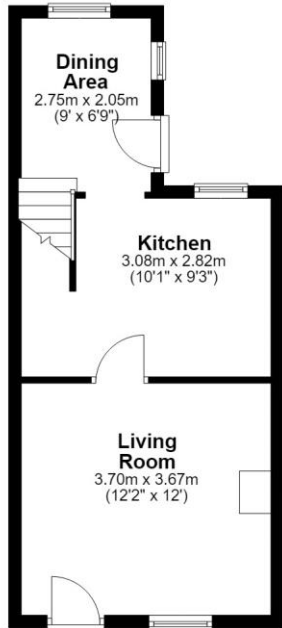
Bedroom Two: 9'6" x 9'2" (2.9m x 2.8m) Double-glazed window to the rear aspect, a radiator, coved ceiling, cupboard over the stairs, and a door leading to:

Bathroom: 8'9" x 6'9" (2.67m x 2.06m) A three-piece suite comprising a bath with shower over and shower screen, low-level WC and pedestal hand wash basin, along with a radiator, cupboard housing the boiler, coved ceiling, and

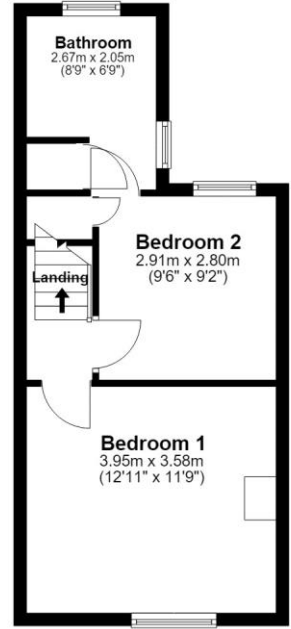
windows to the rear and side aspect.

Outside: The south-facing rear garden is predominantly laid to lawn with patio and hardstanding areas, a path running from the house to a gate at the rear and is fully enclosed by fencing and mature hedging.

Ground Floor
Approx. 31.9 sq. metres (343.0 sq. feet)



First Floor
Approx. 31.3 sq. metres (337.4 sq. feet)



Total area: approx. 63.2 sq. metres (680.5 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: C

Council Tax Band: A



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