



Withipoll Street, Ipswich, Suffolk, IP4
2BZ
Asking Price £210,000

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- Victorian Mid Terrace House
- Three Bedrooms
- Ground Floor Bathroom
- Full of Character Features
- Courtyard Style Rear Garden
- Permit Parking Available



Located in the much sought after Christchurch Park area of Ipswich close to the town centre and within the Northgate School catchment, lies this three bedroom Victorian style mid terraced house which has been extended to the rear. The property benefits from double glazed windows throughout, air source heat pump (which the current vendors have installed), it is in good decorative order and is full of character features. As agents we recommend the

earliest of internal viewings to appreciate the quality of the accommodation on offer which comprises entrance hall, lounge/diner, kitchen, ground floor bathroom and three bedrooms. The current vendors have installed wall and roof insulation and undertook some damp proofing in the kitchen.

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. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.

Outside - Front: There is decorative pathway leading to the front door with the front garden being enclosed by metal railings.

Front Door: Into:

Entrance Hall: Through to:

Lounge/Diner: 22'4" x 12' (6.8m x 3.66m) Double-glazed window to the front and rear aspect, two radiators, wood flooring, stairs up to the first floor landing and understairs storage cupboard.

Kitchen: 14'3" x 7'1" (4.34m x 2.16m) Double-glazed window to the side aspect, tiled floor,



fitted with base units, built-in shelving, ceramic butler sink, space for cooker, radiator, space for larger fridge freezer and space and plumbing for a washing machine.

Rear Lobby Area: Door to rear courtyard garden.

Bathroom: Double-glazed frosted window to the side aspect, three piece suite comprising bath with shower over, low-level WC and hand wash basin with tiled splashback, radiator, part tiled walls and tiled flooring.

First Floor Landing: Double-glazed window to the rear aspect, airing cupboard, storage cupboard and loft access.

Bedroom One: 12'7" x 10'5" (3.84m x 3.18m) Double-glazed window to the front aspect and radiator.

Bedroom Two: 12'6" x 11'6" (3.8m x 3.5m) Double-glazed window to the rear aspect, radiator and wood flooring.

Bedroom Three: 7'10" x 7'3" (2.4m x 2.2m) Double-glazed window



to the rear aspect, radiator and wood flooring.

Outside - Rear: To the rear there is a courtyard style garden which is predominately laid to soil with shrubs and there is a gate offering access to the front via a shared passageway.

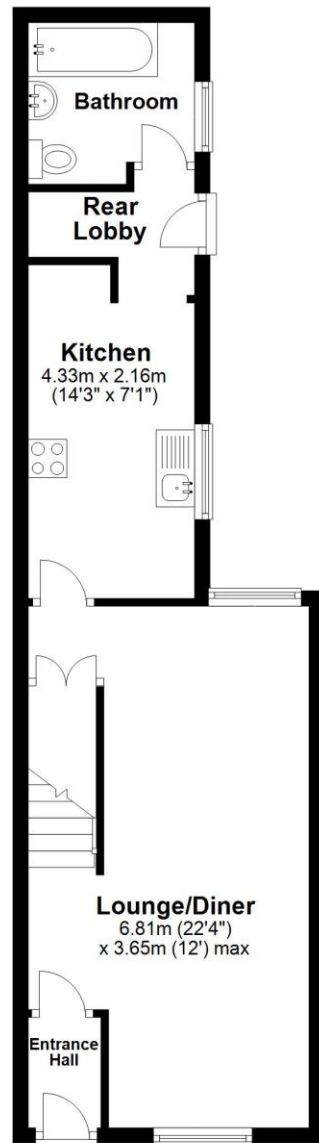
Agents Note: The current vendors have installed the new heating system, this being an air source heat pump (there is no gas central heating).

The vendors have installed wall and roof insulation and

undertook some damp proofing in the kitchen.

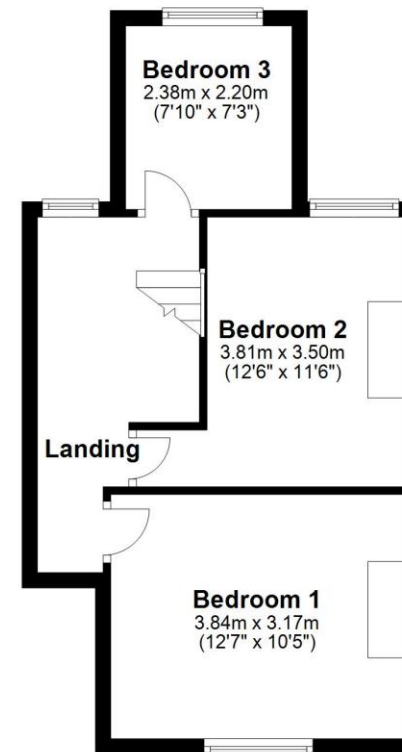
Ground Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.3 sq. feet)



Total area: approx. 76.9 sq. metres (827.6 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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