



Palmer & Partners



Pearce Road, Ipswich, Suffolk, IP3
8HU
Offers In Excess Of £200,000

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- No Onward Chain
- End Terrace
- Character Property
- Copleston School Catchment
- Three Bedrooms
- Rear Garden In Excess Of 80ft (STS)
- Gas Central Heating & Double Glazing

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Situated to the east of Ipswich and positioned within the much sought after Copleston catchment sits this three-bedroom end terrace character property. The property sits on a good plot with the potential for off road parking to the front whilst also providing a large rear garden in excess of 80ft (subject to survey). The property is also offered to market with no onward chain and benefits from gas central heating and double glazing. As

agents, we recommend the internal viewing to appreciate the accommodation on offer which comprises dining room opening through to the lounge, kitchen, rear lobby, ground floor bathroom and three bedrooms on the first floor.

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 garden is hard standing with potential for off road parking and a drop kerb (subject to permissions).

Front Door: Into:

Lounge: 11'1" x 11' (3.38m x 3.35m) Double-glazed window to the front aspect, built-in storage



and radiator. Opening through to:

Dining Room: 11'5" x 11'1" (3.48m x 3.38m) Double-glazed window to the rear aspect, radiator, feature fireplace and stairs up to the first floor.

Kitchen: 11'5" x 6'11" (3.48m x 2.1m) Double-glazed window to the side aspect, fitted with a range of eye and base level units with worktops, sink and drainer, space for cooker, integrated extractor, tiled splashbacks, space and plumbing for washing machine,

space for larger fridge/freezer and radiator.

Rear Lobby: Door out to the rear garden.

Ground Floor Bathroom: Frosted double-glazed window to the side aspect, three-piece suite comprising panel enclosed bath with shower screen and shower over, WC, hand wash basin, part tiled walls and upright radiator.

Landing: Loft access.

Bedroom One: 11'2" x 10'11" (3.4m x 3.33m) Two double-glazed



windows to the front aspect and two radiators.

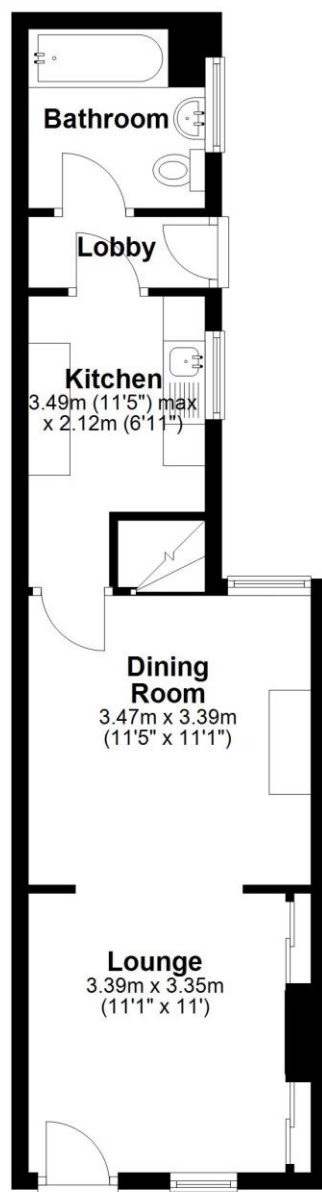
Bedroom Two: 11'5" x 8'3" (3.48m x 2.51m) Double-glazed window to the rear aspect and radiator.

Bedroom: 8'6" x 6'9" (2.6m x 2.06m) Double-glazed window to the rear aspect and radiator.

Outside – Rear: The rear garden is in excess of 80ft (subject to survey), there is a patio area, and it is predominately laid to lawn with mature hedging. There is a side gate offering shared access to the front.

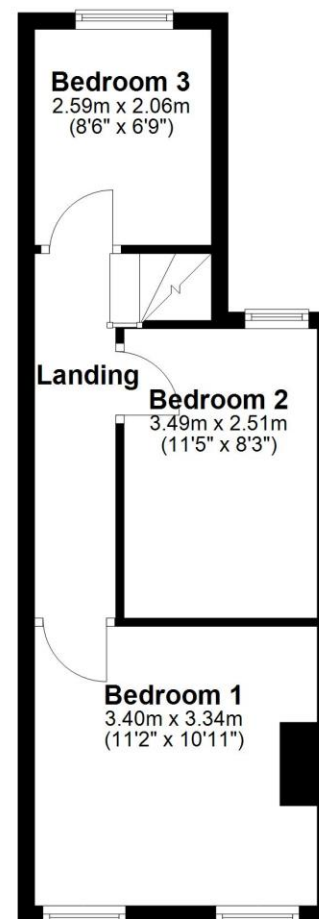
Ground Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.5 sq. feet)



Total area: approx. 69.5 sq. metres (748.1 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

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: D

Council Tax Band: B



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