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Faraday Road, Ipswich, Suffolk, IP4

1PU

Guide Price £200,000 to £210,000

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- Semi-Detached
- Copleston Catchment
- Character Property
- Two Reception Rooms
- Three Bedrooms
- Rear Garden



Situated to the much sought after East of Ipswich within the Copleston school catchment and offering good access to the town centre and Ipswich hospital sits this three-bedroom bay fronted semi-detached family home. The property is offered to market with no onward chain, does require some updating and benefits from a good-sized rear garden, double-glazing, gas central heating and character features throughout. As agents, we

recommend the internal viewing to appreciate the accommodation on offer which comprises front porch, entrance hall, lounge, dining room, kitchen and bathroom whilst to the first floor are three bedrooms.

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 set behind a low brick wall with a courtyard area and tiled pathway to the front door.

Front Door: Into:

Front Porch: Into:

Entrance Hall: Radiator and stairs up to the first floor.

Lounge: 13'11" x 10'5" (4.24m x 3.18m) Double-glazed bay window to the front aspect and



radiator, sliding doors and opening into:

Dining Room: 11'2" x 10'9" (3.4m x 3.28m) Double-glazed window to the rear aspect, understairs storage and radiator. Opening to:

Kitchen: 9'10" x 8'5" (3m x 2.57m) Double-glazed window to the side aspect, door to the rear garden, radiator, fitted with a matching range of eye and base level units and worksurfaces, sink and drainer, integrated gas hob, oven and extractor, part tiled walls, space

and plumbing for washing machine and space for fridge freezer.

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

Landing: Access to the loft, built-in cupboard and doors to:

Bedroom One: 13'10" x 11'5" (4.22m x 3.48m) Two double-glazed windows to the front



aspect, radiator and strip wood flooring.

Bedroom Two: 11'7" x 8'6" (3.53m x 2.6m) Double-glazed window to the rear aspect, radiator and strip wood flooring.

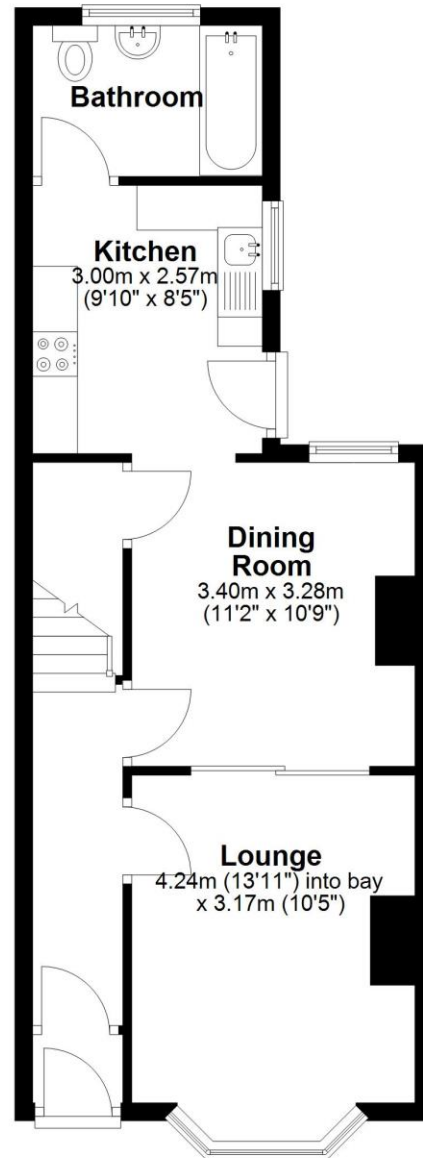
Bedroom Three: 9'10" x 8'6" (3m x 2.6m) Double-glazed window to the rear aspect, radiator and strip wood flooring.

Outside – Rear: The good-sized rear garden is enclosed by panel fencing with a patio area and the remainder being laid to lawn with flower bed borders. There is a side gate offering

shared access to the front and wooden shed which is to remain.

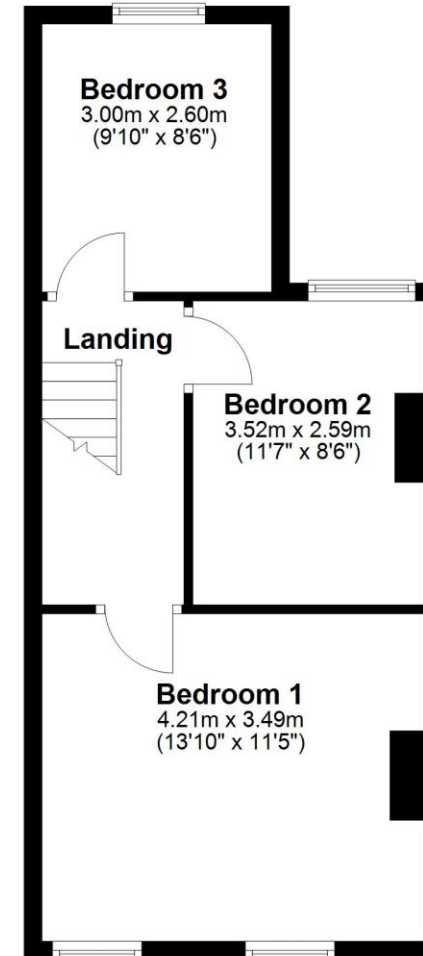
Ground Floor

Approx. 45.7 sq. metres (491.7 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



Total area: approx. 83.7 sq. metres (901.1 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.



Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



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