



Boyton Road, Ipswich, Suffolk, IP3
9PA
Asking Price £170,000

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- No Onward Chain
- Mid Terrace House
- Two Bedrooms
- Open Plan Lounge/Dining Room
- Kitchen/Breakfast Room
- Ground Floor Wet Room
- Requires Updating & Modernising
- Ideal First Time/Investment Purchase



This two-bedroom mid terrace house is situated towards the southwest side of Ipswich offering good access out to the A14 commuter trunk road and falls within the Ipswich Academy school catchment area. The property is being sold with no onward chain, requires updating and modernising, and would make an ideal first time/investment purchase. There is currently no off-road parking but there is the opportunity for a dropped kerb

at the front to provide off-road parking, subject to obtaining the relevant permissions. The accommodation comprises an entrance hall, lounge/dining room, kitchen/breakfast room, ground floor wet room, and two first floor 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 garden is laid to lawn with mature hedging. A pathway with a ramp leads to the front door which has a storm porch over. There is the opportunity for a dropped kerb to provide off-road parking, subject to obtaining the relevant permissions.

Entrance Hall: Staircase rising to the first floor and door leading to:

Lounge/Dining Room: 13'9" x 12'8" (4.2m x 3.86m) Window to the front aspect, a radiator,

understairs cupboard, and door leading to:

Kitchen/Breakfast Room: 15'6" x 7'9" (4.72m x 2.36m) Fitted with an extensive range of matching eye and base units with drawers, roll edge work surfaces, sink and drainer, space for appliances, a radiator, part tiled walls, window to the rear aspect, and doors providing access to the wet room and a lean-to.

Wet Room: Wall-mounted shower, low-level WC, pedestal hand wash basin, radiator, tiled



walls, and two opaque windows to the side aspect.

Lean-To: Window to the side aspect and door opening out to the rear garden.

First Floor Landing: Airing cupboard, access to the loft, and doors to the bedrooms.

Bedroom One: 12'9" x 10'8" (3.89m x 3.25m) Window to the front aspect, a radiator, built-in wardrobe with sliding doors, and an over stairs cupboard.

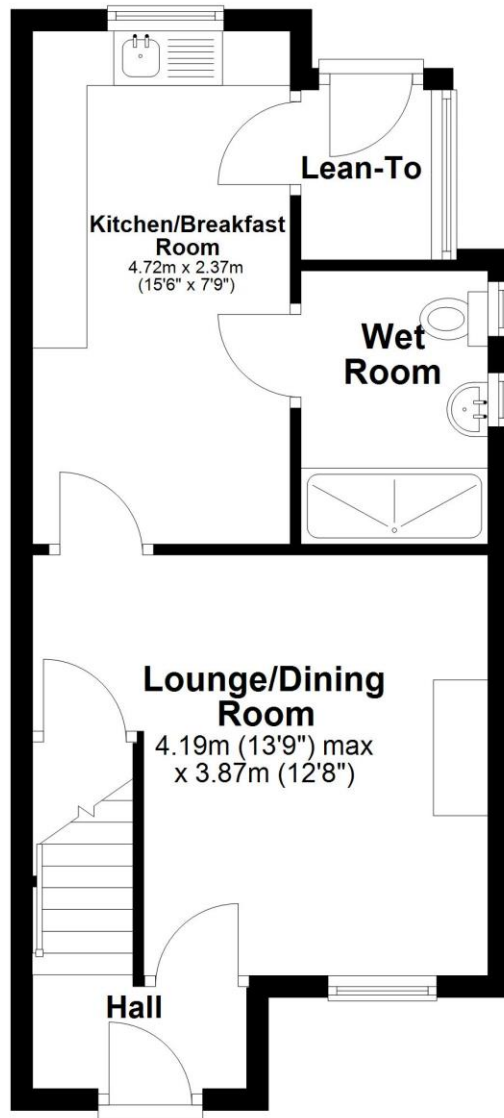
Bedroom Two: 11'5" x 8'3" (3.48m x 2.51m) Window to the rear

aspect, a radiator, and a built-in double wardrobe.

Outside – Rear: The good size garden is predominantly laid to lawn and is well-stocked with mature trees and hedging, there is a patio area, a wooden shed at the rear of the garden, and a shared passageway with gate providing access back down to the front.

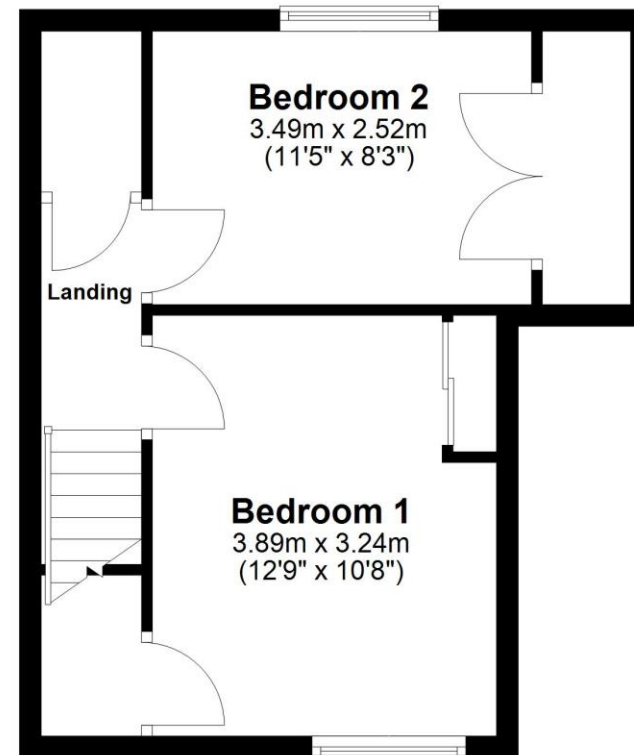
Ground Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.6 sq. feet)



Total area: approx. 67.2 sq. metres (723.7 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

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: A



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