



Palmer & Partners



Spring Road, Ipswich, Suffolk, IP4
2RX
Guide Price £270,000 to £280,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- No Onward Chain
- Semi Detached Property
- Four Bedrooms
- Downstairs Bathroom
- Utility
- Basement
- Two Reception Rooms
- Double-glazing & Gas Central Heating
- Front & Rear Gardens



Being offered to market with no onward chain sits this four-bedroom semi-detached single bay property located close to Alexandra Park and within walking distance to the town centre and marina on the east side of Ipswich. The property benefits from gas central heating, double-glazing, stoned area to the front and enclosed large rear garden. As agents, we recommend the internal viewing of accommodation on offer which comprises hallway,

living room, dining room, kitchen, bathroom and utility to the ground floor. There is a basement off the hallway, whilst to the first floor are four bedrooms and a WC. There is potential for off road parking to the front (subject to planning permissions).

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 laid to stone with a side gate into the rear garden. There is potential for off road parking (subject to planning permissions)

Front Door: Double-glazed door into:



Hallway: Radiator, steps down to the cellar/basement and stairs to the first floor.

Basement: 11'2" x 5'6" (3.4m x 1.68m)

Living Room: 13'11" x 11'7" (4.24m x 3.53m) Double-glazed bay window to the front aspect and radiator.

Dining Room: 11'11" x 11'3" (3.63m x 3.43m) Double-glazed window to the rear aspect and radiator.

Kitchen: 11'2" x 9'2" (3.4m x 2.8m) Double-glazed window to the side aspect and door leading out to the rear garden, fitted

with a matching range of eye and base level units with laminate worksurfaces, tiled splashbacks, wall mounted baxi combi boiler, built-in electric oven, hob and extractor, radiator and tiled floor. Door through to:-

Bathroom: 10'8" x 6'7" (3.25m x 2m) Double-glazed frosted window to the side aspect, four-piece suite comprising corner shower cubicle with tiled walls, panel enclosed bath, wash basin with tiled splashback and

WC, radiator and tiled floor.

Door through to: -

Utility: Double-glazed window to the rear aspect, tiled floor and space and plumbing for washing machine.

Landing: Loft access.

WC: Hand wash basin and WC.

Bedroom One: 11'8" x 11'2" (3.56m x 3.4m) Double-glazed window to the front aspect, feature fireplace and radiator.

Bedroom Two: 11'2" x 11'2" (3.4m x 3.4m) Double-glazed window to the rear aspect, feature fireplace and radiator.

Bedroom Three: 10'10" x 9'10" (3.3m x 3m) Double-glazed window to the side aspect, hand wash basin and radiator.

Bedroom Four: 8'6" x 5'7" (2.6m x 1.7m) Double-glazed window to the front aspect and radiator.

Outside – Rear: The rear garden is enclosed by a brick wall to one side and the rear with the remainder fenced, it is predominately laid to lawn with a hard standing area. There is an outside tap and light.



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

4 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com