



Palmer & Partners



Stevenson Road, Ipswich, Suffolk, IP1
2EY
Offers In Excess Of £260,000

Palmer & Partners

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- No Onward Chain
- Good Access To Town Centre & Train Station
- Character Features Throughout
- Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Off-Road Parking
- Enclosed Rear Garden



Situated to the west of Ipswich town centre and just a few minutes' drive from Ipswich train station sits this nicely presented three-bedroom character property. Dating back from the late 1800's this semi-detached house is positioned on a good-sized plot and benefits from off road parking to the front and a wonderful walled garden to the rear. The property has a light and spacious feel throughout with high ceilings and other

character features and is offered to market with no onward chain. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises two reception rooms, kitchen and bathroom to the ground floor whilst to the first floor there are three bedrooms and a separate dressing room or study. There is also a dry cellar.

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 driveway provides off-road parking for one vehicle.

Front Door: Into:

Entrance Hall: Stairs up to the first floor and door to the cellar.

Lounge: 13'1" x 12'8" (4m x 3.86m) Double-glazed bay window to the front aspect, feature fireplace and radiator.



Dining Room: 11'6" x 11'5" (3.5m x 3.48m) French doors opening out to the rear garden, radiator and feature fireplace.

Kitchen: 12'9" x 7'5" (3.89m x 2.26m) Two double-glazed windows to the side aspect, bespoke hand made solid oak kitchen with base and eye level units and solid granite worktops, sink and drainer, integrated undercounter fridge, integrated undercounter freezer, integrated gas hob, extractor and oven, integrated microwave, tiled splashbacks,

radiator, ceiling inset spotlights, tiled floor and steps down to:

Rear Lobby: Door offering access out to the rear garden.

Ground Floor Bathroom: Frosted double-glazed window to the side aspect, four-piece suite comprising panel enclosed bath, shower cubicle, hand wash basin and WC, radiator, tiled floor and tiled walls.

Cellar: 12'7" x 10'11" (3.84m x 3.33m) Currently being used as storage.

Landing: Double-glazed window to the side aspect, access to the loft and built-in storage cupboard.

Bedroom One: 15'1" x 10'11" (4.6m x 3.33m) Two double-glazed windows to the front aspect, radiator, solid wood wardrobes and built in shelving.

Bedroom Two: 11'6" x 9'5" (3.5m x 2.87m) Two double-glazed windows to the rear aspect, radiator and solid wood shelving and storage.

Bedroom: 10' x 7'6" (3.05m x 2.29m) Double-glazed window

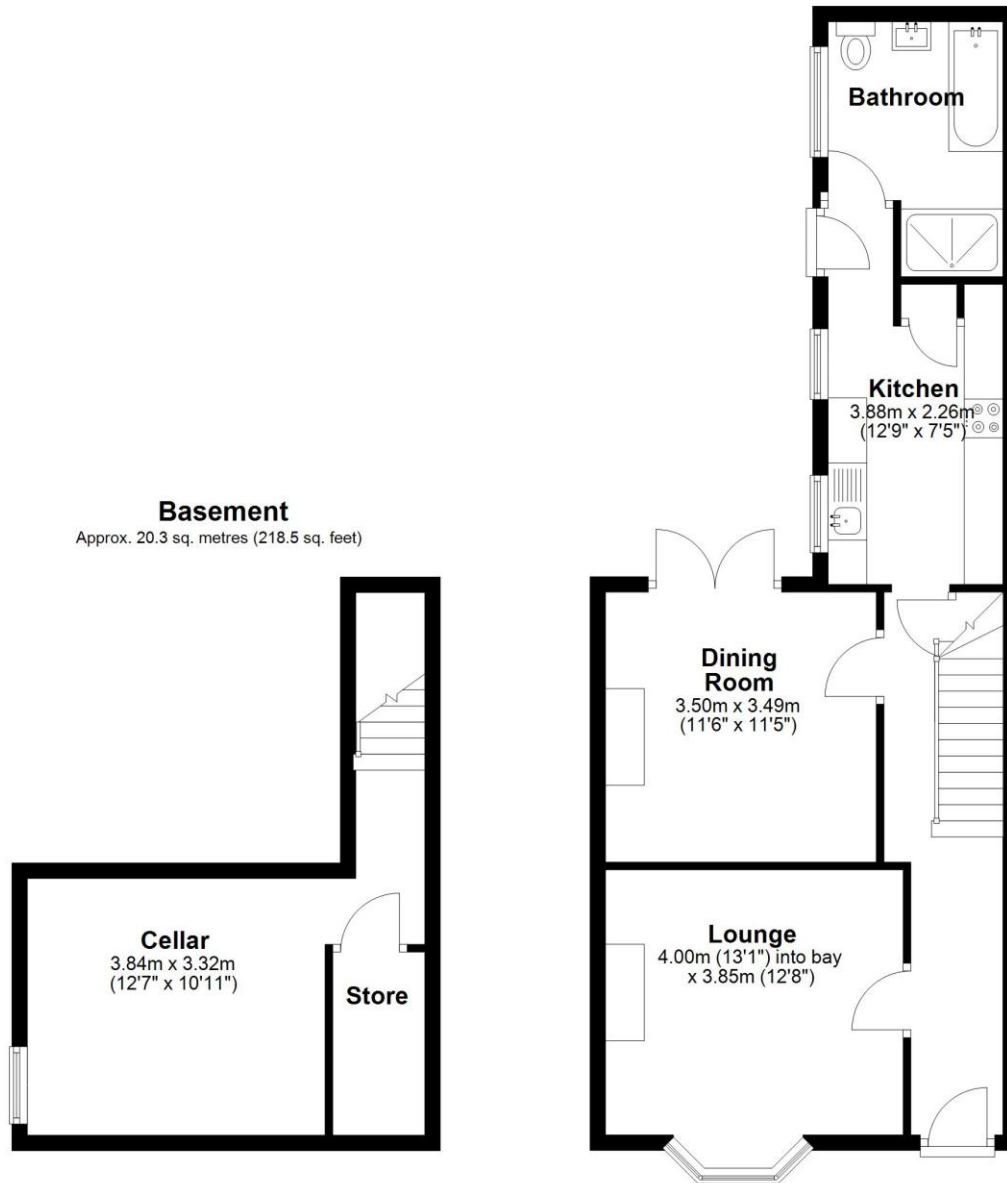
to the side aspect, radiator and solid wood wardrobe and dressing table.

Dressing Room/Study: 9'10" x 7'5" (3m x 2.26m) Double-glazed window to the side and rear aspect and radiator.

Outside – Rear: The wonderful walled rear garden which has been landscaped and is very private has a patio area and is mainly laid to lawn with shrub and flower bed borders. There is a brick built out house and side access to the front.

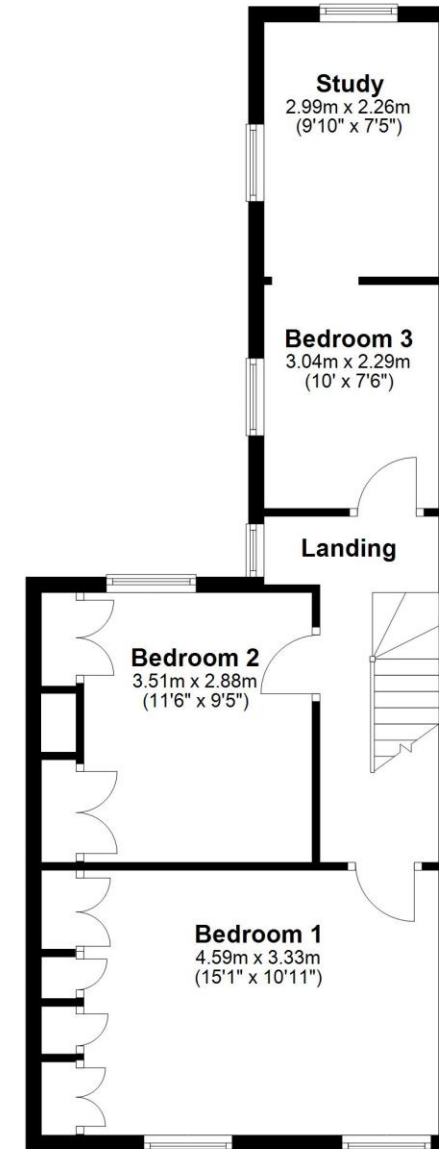
Ground Floor

Approx. 55.1 sq. metres (593.4 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.9 sq. feet)



Total area: approx. 127.3 sq. metres (1369.8 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: D

Council Tax Band: C



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

01473 211705

suffolk@palmerpartners.com

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