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Palmerston Road, Ipswich, Suffolk,
IP4 2LN
Offers in excess of £240,000

Palmer & Partners

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- Spacious Semi-Detached House
- Two Double Bedrooms
- Open Plan Lounge/Dining Room
- Kitchen & Dry Cellar
- Large Four-Piece First Floor Bathroom
- Two Off-Road Parking Spaces to Front
- Good Size Rear Garden



This nicely presented two-bedroom semi-detached house is located towards the popular east side of Ipswich falling within the Northgate School catchment area and just a few minutes' walk from the waterfront, town centre, Suffolk New College and Alexandra Park. The property is full of character, offers ample living accommodation arranged over three floors including a dry cellar, and benefits from a good size rear garden and two off-road parking spaces to the front.

We strongly recommend an early internal viewing to fully appreciate the impressive quality and generous proportions of this accommodation, which features an entrance hall, a bright dual-aspect lounge/dining room, kitchen, dry cellar, a first floor landing, a sizeable four-piece bathroom, and two well-proportioned double 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: There are two off-road parking spaces, steps up to the front door, and a gate to the side leading to the rear garden.



Entrance Hall: Decorative tiled floor, staircase rising to the first floor, and a door leading to:

Lounge: 12'7" x 11'4" (3.84m x 3.45m) Bay window to the front aspect, a radiator, stripped wood floor, built-in shelving and storage, and an opening through to:

Dining Room: 14'10" x 10'3" (4.52m x 3.12m) Window to the rear aspect, a radiator, stripped wood floor, built-in shelving and storage, and a door leading to:

Kitchen: 9'9" x 7'11" (2.97m x 2.41m) Fitted with a range of matching

eye and base units with drawers, roll edge work surfaces with matching upstands, and a sink and drainer. There is an integrated oven and gas hob with extractor hood over, and space for a fridge freezer and washing machine. The kitchen has a wall-mounted boiler, radiator, tiled floor, windows to the rear and side aspects, door providing access to the stairs down to the cellar, and a further door opening out to the garden.

Cellar: 14'2" x 10'1" (4.32m x 3.07m) The dry cellar has a window to

the rear aspect, power and light connected, and a radiator.

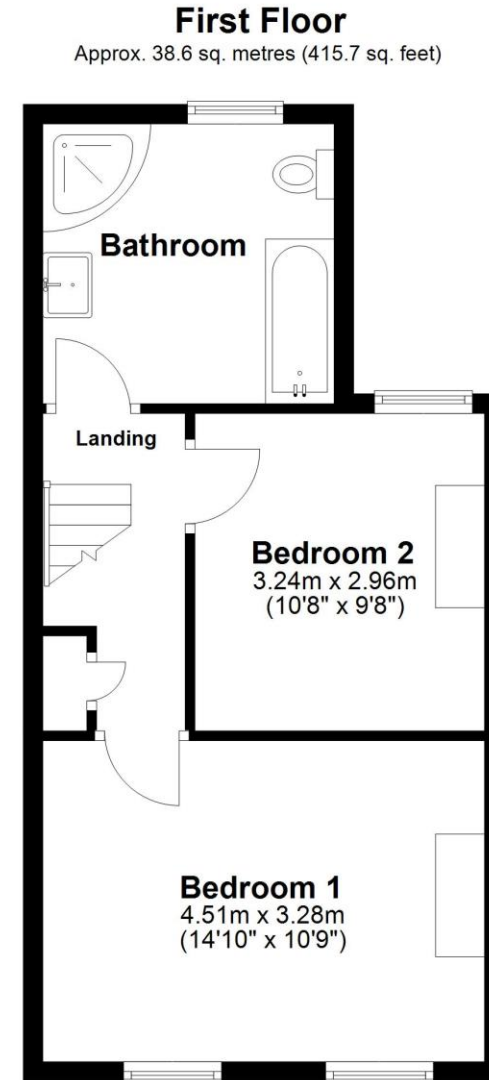
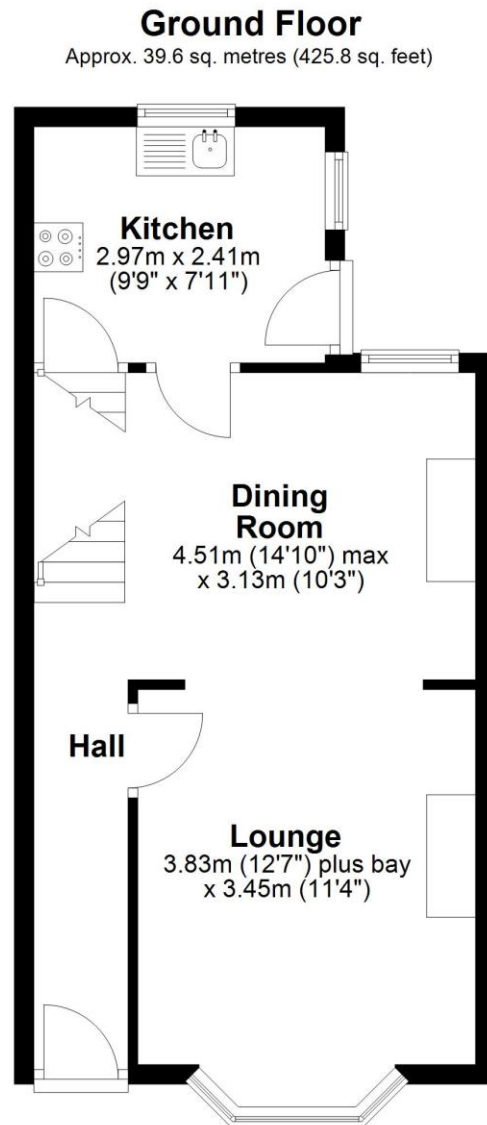
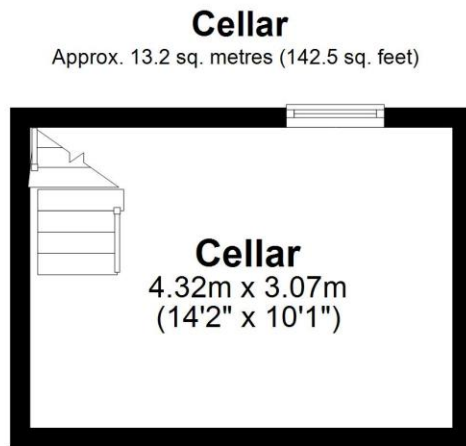
First Floor Landing: Airing cupboard, access to the loft, and doors leading to the bathroom and bedrooms.

Bathroom: A generous bathroom with a four-piece suite comprising a bath, corner shower enclosure, low-level WC and pedestal hand wash basin, along with a heated towel rail and opaque window to the rear aspect.

Bedroom One: 14'10" x 10'9" (4.52m x 3.28m) Two windows to the front aspect and a radiator.

Bedroom Two: 10'8" x 9'9" (3.25m x 2.97m) Window to the rear aspect and a radiator.

Outside – Rear: The good size garden has a patio and shingle area leading out from the kitchen with steps up to the lawn. There are flowerbeds and shrubs, and the garden is fully enclosed by fencing and retaining wall.



Total area: approx. 91.4 sq. metres (984.0 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

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



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