



Palmer & Partners



High View Road, Ipswich, Suffolk, IP1

5HJ

Offers in excess of £220,000

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- No Onward Chain
- Semi-Detached Bungalow
- Two Double Bedrooms
- Kitchen
- Modern Shower Room
- Good Size Plot
- Off-Road Parking to Rear



This two-bedroom semi-detached bungalow occupies a good size plot towards the west side of Ipswich offering good access out to the A14 commuter trunk road. The bungalow is being sold with no onward chain and comes with a generous rear garden and off-road parking to the rear for two to three cars. The accommodation comprises an entrance hall, lounge, two large double bedrooms, modern shower room, and kitchen.

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 frontage is laid to shingle and enclosed by low-retaining wall with path to the front door.

Entrance Hall: Radiator, access to the loft, and doors leading to:

Lounge: 14'10" x 11'7" (4.52m x 3.38m) Window to the front aspect and a radiator.

Bedroom One: 12'9" x 9'7" (3.89m x 2.92m) Window to the rear aspect and a radiator.



Bedroom Two: 11'10" x 9'7" (3.6m x 2.92m) Window to the front aspect and a radiator.

Shower Room: A modern three-piece suite comprising a walk-in shower enclosure, low-level WC and hand wash basin with storage beneath, along with a heated towel rail, tiled splashbacks, tiled floor, and an opaque window to the rear aspect.

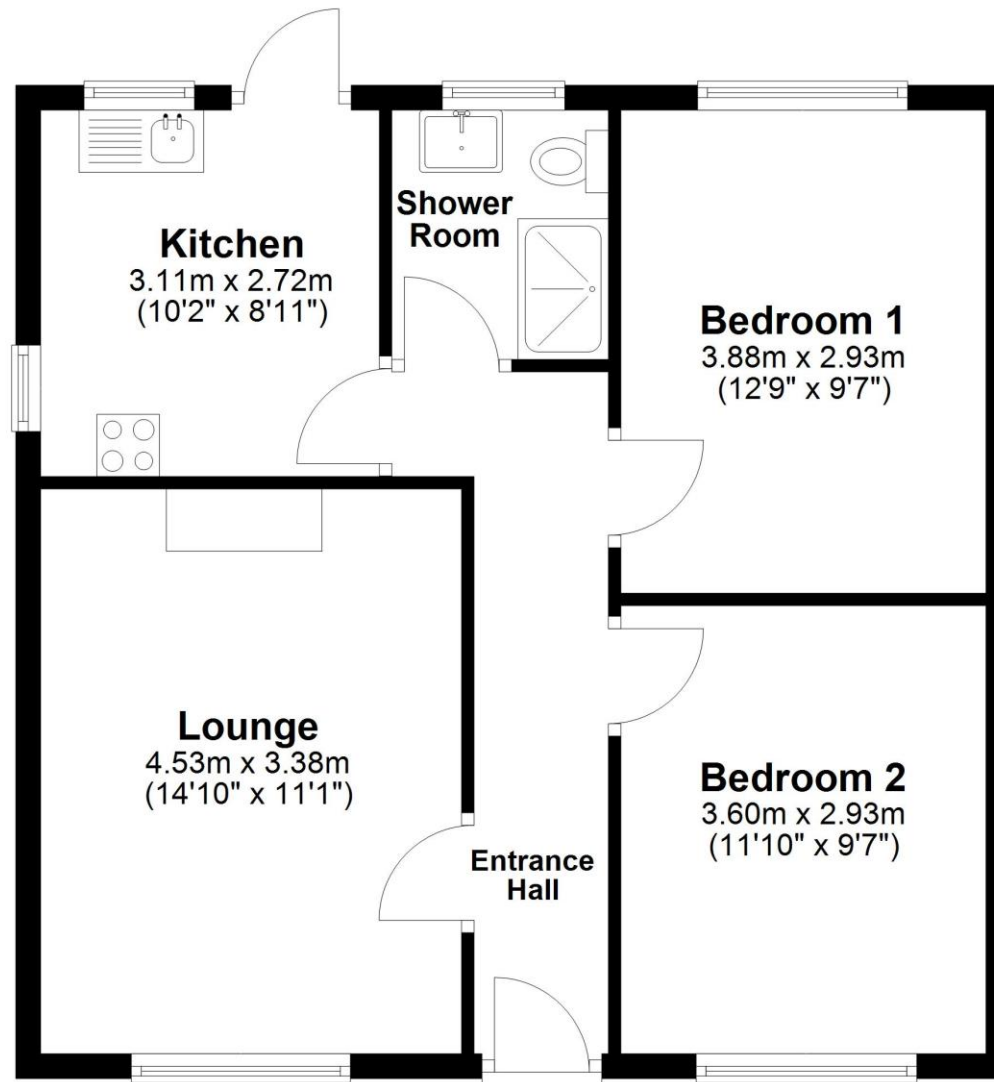
Kitchen: 10'2" x 8'11" (3.1m x 2.72m) Fitted with a range of matching eye and base units with drawers, roll edge work surfaces, sink and drainer, space for undercounter appliances, radiator, tiled walls, window to the rear aspect, opaque window to the side aspect, and door opening out to the rear garden.



Outside – Rear: The good size garden is predominantly laid to lawn with two wooden sheds, a path leading to the rear where there is a large parking space for two to three cars, and the garden is enclosed by fencing.

Ground Floor

Approx. 57.5 sq. metres (618.6 sq. feet)



Total area: approx. 57.5 sq. metres (618.6 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: B



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