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Defoe Road, Ipswich, Suffolk, IP1 6SQ
Guide Price £230,000 to £240,000

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- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- First Floor Shower Room
- Kitchen
- Lean-To Conservatory
- Off-Road Parking to Front
- Detached Garage to Rear
- Requires Some Updating

This three-bedroom semi-detached house is situated towards the northwest side of Ipswich and is being sold with no onward chain. The property requires some updating and comes with double-glazing, gas central heating, off-road parking to the front, a detached garage to the rear, and a fully enclosed rear garden. The accommodation comprises a front porch, entrance hall, living room, dining room, kitchen, lean-to conservatory, first floor

landing, three bedrooms, and a shower room.

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 to London Liverpool Street Station. 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 is a block-paved driveway to the

front providing off-road parking with a shared driveway to the side leading to the detached garage in the rear garden. A gate provides access into the rear garden.

Front Porch: Double-glazed window to the front aspect, double-glazed window through to the entrance hall, and a door leading to:

Entrance Hall: Staircase rising to the first floor with understairs cupboard and doors provide access to the living room, dining room and kitchen.



Living Room: 11'9" x 11'1" (3.58m x 3.38m) Double-glazed window to the front aspect, radiator, and feature fireplace.

Dining Room: 10'9" x 10'5" (3.28m x 3.18m) Double-glazed sliding door opening through to the lean-to conservatory and a radiator.

Kitchen: 7'8" x 7'4" (2.34m x 2.24m) Fitted with a range of matching eye and base level units and drawers, roll edge work surfaces, sink and drainer, metro tile splashbacks, integrated electric oven and

hob with extractor hood over, space for an undercounter fridge, tiled flooring, double-glazed window to the side aspect, and a double-glazed door opening out to the rear garden.

Lean-To Conservatory: 7'9" x 4'8" (2.36m x 1.42m) Double-glazed window surround and a double-glazed door opening out to the garden.

First Floor Landing: Double-glazed window to the side aspect and doors leading to the bedrooms and shower room.



Bedroom One: 11' x 8'3" (3.35m x 2.51m) Double-glazed window to the front aspect, a radiator, and built-in wardrobes.

Bedroom Two: 10'10" x 10'6" (3.3m x 3.2m) Double-glazed window to the rear aspect and a radiator.

Bedroom Three: 7'9" x 7'4" (2.36m x 2.24m) Double-glazed window to the front aspect and a radiator.

Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and pedestal hand wash basin,

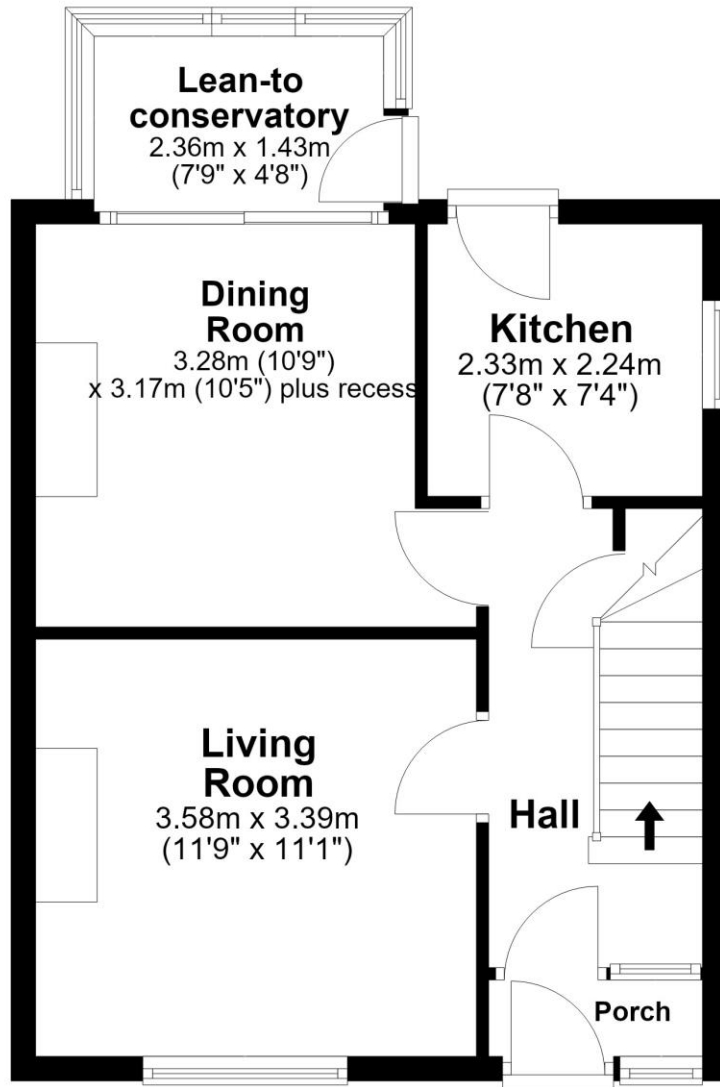
along with tiled walls, a cupboard housing the boiler, and a double-glazed window to the rear aspect.

Outside – Rear: The garden is laid to lawn with a block-paved patio area, flowerbed borders, door to the garage which sits in the garden, a timber shed, mature trees, and is enclosed by fencing.

Detached Garage: 16' x 8'2" (4.88m x 2.5m) Up and over door, pedestrian door opening out to the rear garden, and a window to the rear aspect.

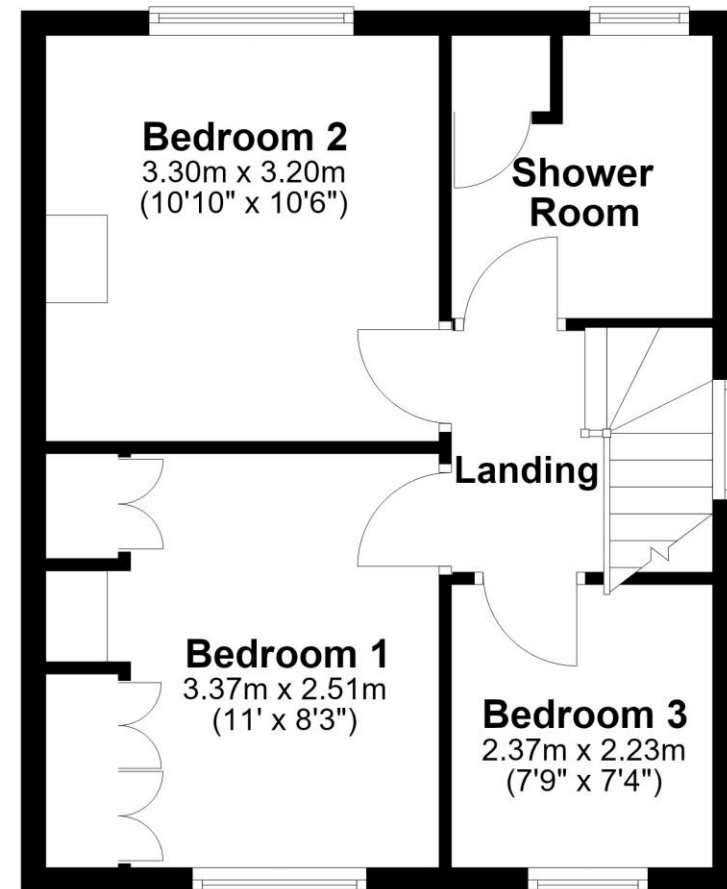
Ground Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



Total area: approx. 77.0 sq. metres (828.4 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: To be confirmed

Council Tax Band: B



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