



Palmer & Partners



Withipoll Street, Ipswich, Suffolk, IP4

2BZ

Guide Price £180,000 to £190,000

Palmer & Partners

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- No Onward Chain
- Mid Terrace House
- Two Bedrooms
- 21ft Lounge/Dining Room
- Modern Kitchen
- First Floor Bathroom
- Full Of Character Features
- Non-Overlooked Rear Garden
- Ideal First Time/Investment Purchase
- Double-Glazing & Gas Central Heating



Nicely positioned in a sought-after location in the heart of the town centre, just a short walk from Christchurch Park and falling within the Northgate School Catchment area lies this well-presented two-bedroom mid terrace house which is being sold with no onward chain. The property is full of character features including period fireplaces, sash-style windows and stable latch doors, comes with a non-overlooked rear garden, double-glazing

and gas central heating, and would make an ideal first time/investment purchase. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises a 21ft open plan lounge/dining room, modern kitchen, first floor landing, two bedrooms, and a bathroom.

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: The courtyard-style garden is enclosed by low-retaining wall with a gate opening onto a tiled path leading to the front door.



Lounge/Dining Room: 21'6" x 10'7" (6.55m x 3.23m) Dual aspect with double-glazed sash-style windows to the front and rear, a period-style fireplace with built-in shelving and storage either side, a radiator, door providing access to the staircase, and a door through to:

Kitchen: 15'5" x 6'6" (4.7m x 1.98m) Fitted with a range of modern eye and base level units and drawers, roll edge work surfaces, sink and drainer, tiled splashbacks, integrated

oven and gas hob with extractor hood over, space and plumbing for a washing machine, space for an undercounter washer/dryer, understairs cupboard, radiator, tiled flooring, double-glazed sash-style window to the side aspect, and a door opening out to the garden.

First Floor Landing: Doors providing access to the bedrooms and bathroom.

Bedroom One: 10'11" x 10'5" (3.33m x 3.18m) Double-glazed



sash-style window to the front aspect and a radiator.

Bedroom Two: 11'1" x 7'10" (3.38m x 2.4m) Double-glazed sash-style window to the rear aspect and a radiator.

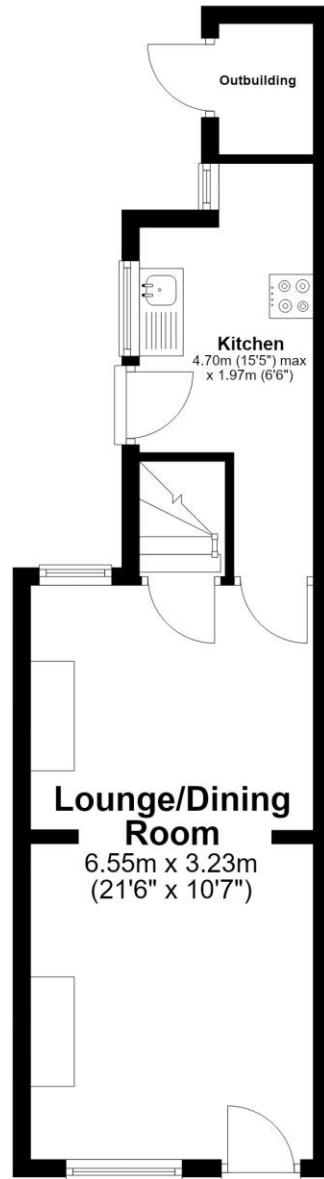
Bathroom: A three-piece suite comprising a bath with shower over and shower screen, low-level WC, and pedestal hand wash basin, along with a radiator, tiled splashbacks, and opaque sash-style window to the rear aspect.

Outside – Rear: Leading out from the kitchen is a large,

secluded patio which is ideal for alfresco dining with steps up to a lawned area. The non-overlooked garden has a brick outbuilding and is fully enclosed by retaining wall with a rear gate providing shared access back down to the front of the property.

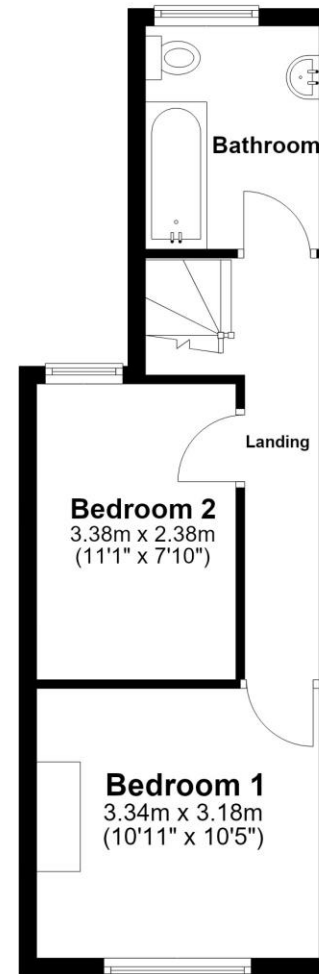
Ground Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.0 sq. feet)



Total area: approx. 64.0 sq. metres (688.9 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: A



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