

Janebrook Road, Ipswich, Suffolk,
IP2 9HY
Guide Price £220,000 to £230,000

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- Semi-Detached Bungalow
- Two Double Bedrooms
- Wet Room
- Living Room
- Kitchen & Lean-to
- Detached Garage
- Off-Road Parking
- Fully Enclosed Rear Garden
- Double-Glazing & Gas Central Heating



This two-bedroom semi-detached bungalow is situated on the corner of Janebrook Road towards the southwest side of Ipswich and comes with a detached garage, off-road parking, fully enclosed rear garden, double-glazing, and gas central heating. The accommodation comprises entrance porch, entrance hall, two double bedrooms, wet room, living room, and kitchen with a useful lean-to.

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.





Entrance Porch: Door leading to:

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

Bedroom One: *13'6" x 10'8" (4.11m x 3.25m)* Double-glazed window to the front aspect and a radiator.

Bedroom Two: *9'2" x 8'7" (2.8m x 2.62m)* Double-glazed window to the front aspect and a radiator.

Wet Room: *6'9" x 5'4" (2.06m x 1.63m)* Double-glazed opaque window to the side aspect, wall-mounted shower, low-level WC, hand wash basin, and tiled walls.

Living Room: *16'4" x 10'4" (4.98m x 3.15m)* Double-glazed sliding patio door opening out to the rear garden and a radiator.

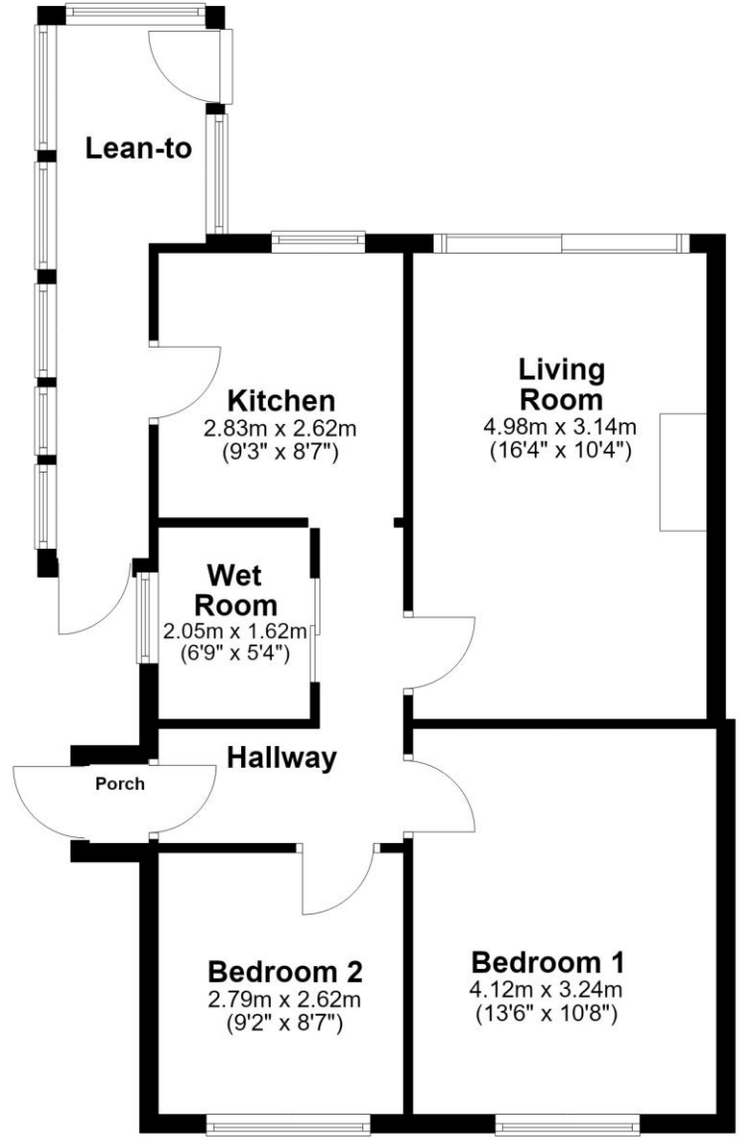
Kitchen: *9'3" x 8'7" (2.82m x 2.62m)* Fitted with a range of matching eye and base level units, roll edge work surfaces, sink and drainer, integrated oven/grill and hob, space and plumbing for a washing machine, tiled walls, ceiling inset spotlights, double-glazed window to the rear aspect, and double-glazed door leading to:

Lean-To: Multiple windows, doors to the front and rear, and there is ample storage.

Outside: To the front is a block-paved driveway providing off-road parking, steps leading up to the entrance door to the side and the lean-to. Adjacent to the property is a detached garage and further parking. The rear garden is laid to lawn with a door into the lean-to and is fully enclosed by fencing.

Ground Floor

Approx. 62.3 sq. metres (670.2 sq. feet)



Total area: approx. 62.3 sq. metres (670.2 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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