



Palmer & Partners



Leopold Road, Ipswich, Suffolk, IP4
4RP
Offers In Excess Of £220,000

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- Mid Terraced Property
- Northgate Catchment Area
- Open Plan Kitchen/Diner
- Downstairs Cloakroom
- Three Bedrooms
- First Floor Bathroom
- Large Rear Garden



Situated to the much sought after Northeast of Ipswich and within the Northgate school catchment area sits this three-bedroom mid terraced family home. The property is very nicely presented throughout and is offered to market with a lounge, large open plan kitchen/diner, rear lobby, downstairs cloakroom with three bedrooms and a bathroom to the first floor. The property is positioned on a good-sized corner plot and

benefits from a large rear garden which is well stocked and backs onto playing fields.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station with a

journey time of approximately 1hr 15mins. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Outside - Front: A courtyard style front garden set behind a wall with a pathway to the front door.

Front Door: Into:

Entrance Hall: Radiator, understairs storage, original floorboards and stairs to the first floor.

Lounge: 12'10" x 12'2" (3.9m x 3.7m) Double-glazed window to the front aspect, original floorboards, feature brick fireplace and radiator.

Open Plan Kitchen/Dining Room: 18'1" x 9'2" (5.5m x 2.8m)



Two double-glazed windows to the rear aspect, upright radiator, wood strip flooring, fitted with a range of modern eye and base level units with worktops, ceramic sink and drainer, part tiled walls, space for larger style fridge freezer, built-in oven, extractor, hob and washing machine. Utility cupboard which has space for a dryer and houses the boiler.

Rear Lobby: Door out to the rear garden and through to:

Downstairs Cloakroom: WC and hand wash basin.

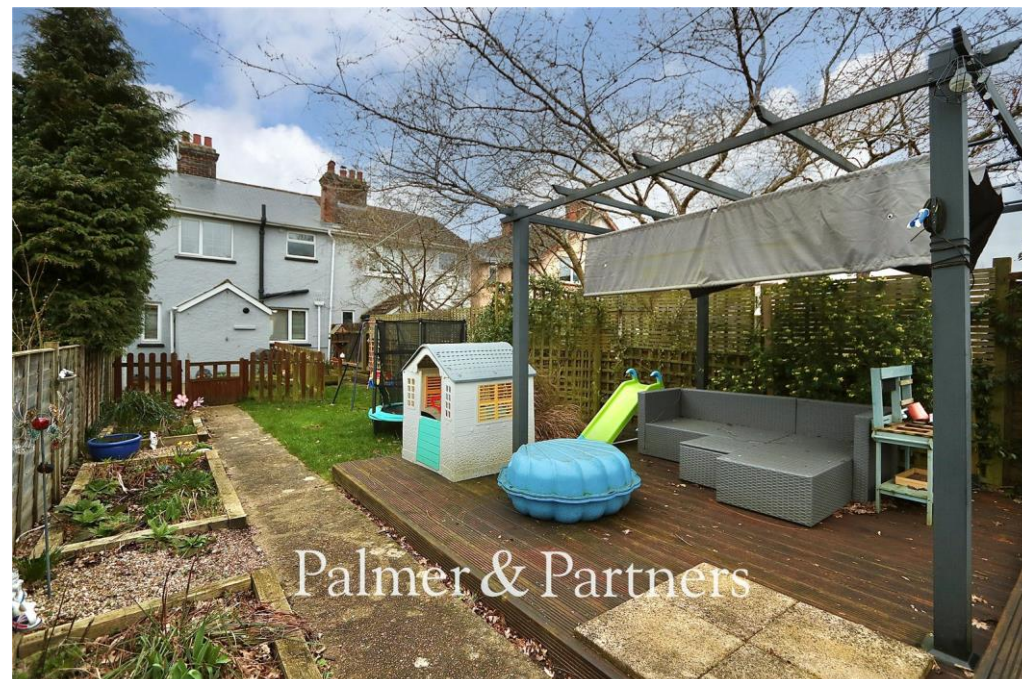
Landing: Access to the loft.

Bedroom One: 11'10" x 10'10" (3.6m x 3.3m) Double-glazed window to the front aspect, radiator and built-in cupboard.

Bedroom Two: 11'10" x 10'2" (3.6m x 3.1m) Double-glazed window to the rear aspect and radiator.

Bedroom Three: 7'10" x 6'11" (2.4m x 2.1m) Double-glazed window to the front aspect and radiator.

Bathroom: Double-glazed frosted window to the rear aspect, three-piece suite comprising panel enclosed

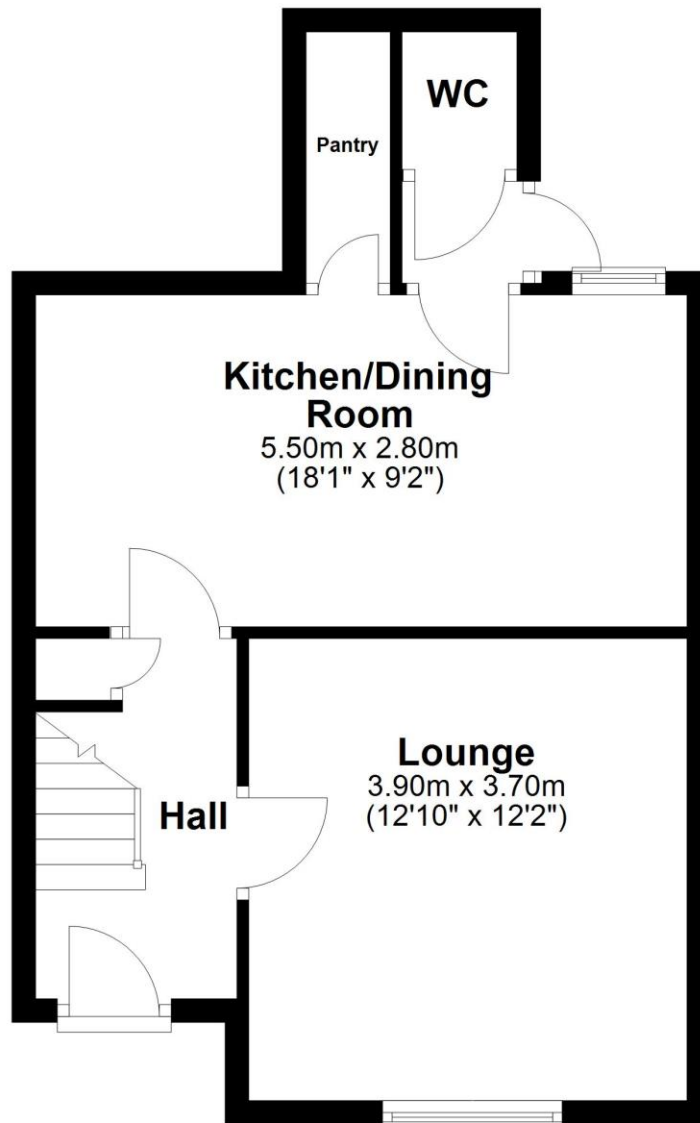


bath with shower over and shower screen, vanity sink unit with storage and WC, part tiled walls and upright radiator.

Outside - Rear: The good-sized rear garden is enclosed by panel fencing with raised sleeper flower beds, laid to lawn area and decked area to the rear.

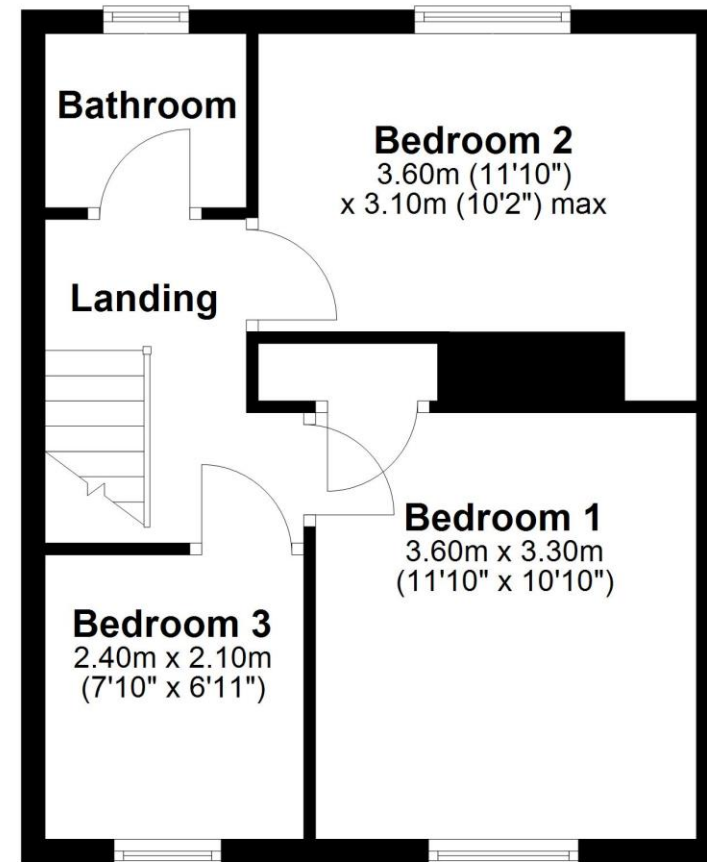
Ground Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



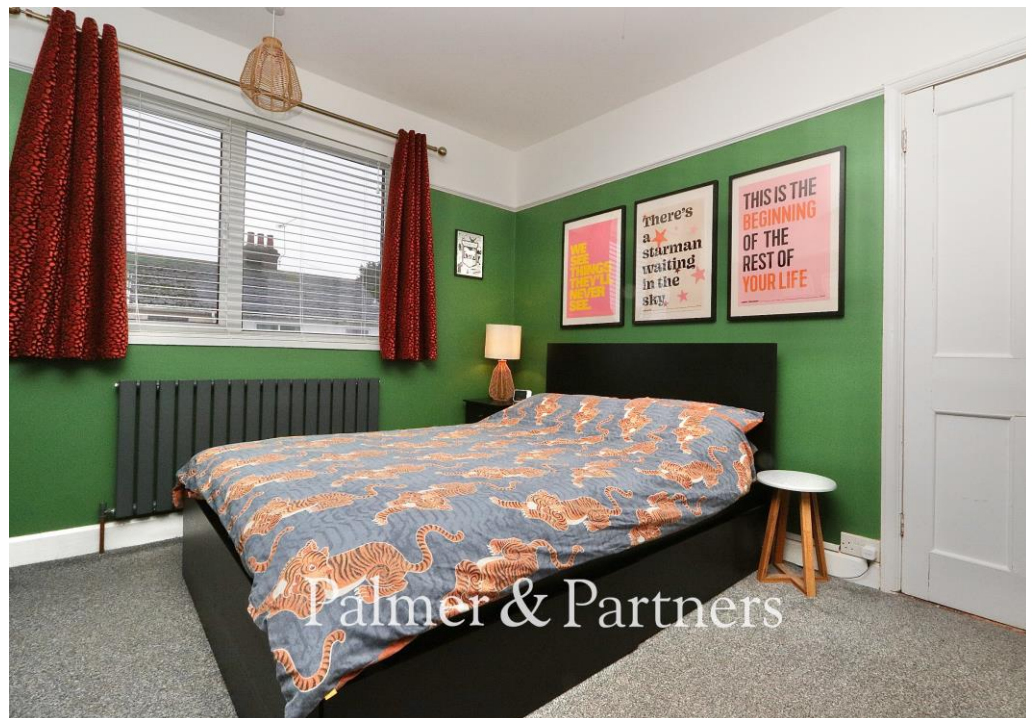
First Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



Total area: approx. 77.0 sq. metres (828.8 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, 1 Reception,

EPC Rating: D

Council Tax Band: A



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