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Maryon Road, Ipswich, Suffolk, IP3

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Offers in excess of £240,000

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- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Kitchen
- Detached Garage to Rear
- Off-Road Parking to Front & Side
- Good-Sized Rear Garden



This nicely presented three-bedroom semi-detached house is located towards the southeast side of Ipswich offering good access out to the A14 commuter trunk road and falling within the Ipswich Academy catchment area. The property is being sold with no onward chain and comes with a detached garage to the rear, off-road parking to the front and side, and a good-sized rear garden. As agents, we recommend the earliest possible internal viewing to

appreciate the quality of accommodation on offer which comprises a front porch, entrance hall, lounge, kitchen which opens through to the dining room, conservatory spanning the rear of the house, first floor landing, three bedrooms, shower room, and separate WC.

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.

Front Porch: Door leading to:
Entrance Hall: Radiator, staircase rising to the first floor with understairs cupboard, and doors providing access to the lounge and kitchen.

Lounge: 15'5" x 11'9" (4.7m x 3.58m) Bay window to the front aspect, a radiator, and feature fireplace.



Kitchen: 9'4" x 9'4" (2.84m x 2.84m) Fitted with a range of matching eye and base level units and drawers, roll edge work surfaces, sink and drainer, tiled splashbacks, integrated fridge freezer, oven and gas hob with extractor hood over, space and plumbing for a washing machine, window to the side aspect, and opening through to:

Dining Room: 9'4" x 7'10" (2.84m x 2.4m) Radiator and French doors opening through to:

Conservatory: 16'4" x 7'7" (4.98m x 2.3m) Tiled flooring, window

surround, and sliding patio door opening out to the rear garden.

First Floor Landing: Window to the side aspect, access to the loft and doors leading to the bedrooms, shower room and separate WC.

Bedroom One: 13'1" x 9'10" (4m x 3m) Bay window to the front aspect, a radiator, and built-in bedroom furniture.

Bedroom Two: 12' x 9'8" (3.66m x 2.95m) Window to the rear aspect, a radiator, built-in bedroom furniture, and an airing cupboard.



Bedroom Three: 7'8" x 7'6" (2.34m x 2.29m) Window to the front aspect and a radiator.

Shower Room: A two-piece suite comprising a shower enclosure and vanity hand wash basin with storage beneath, along with a heated towel rail, tiled walls, and an opaque window to the rear aspect.

Separate WC: Low-level WC with concealed cistern, built-in storage, and an opaque window to the side aspect.

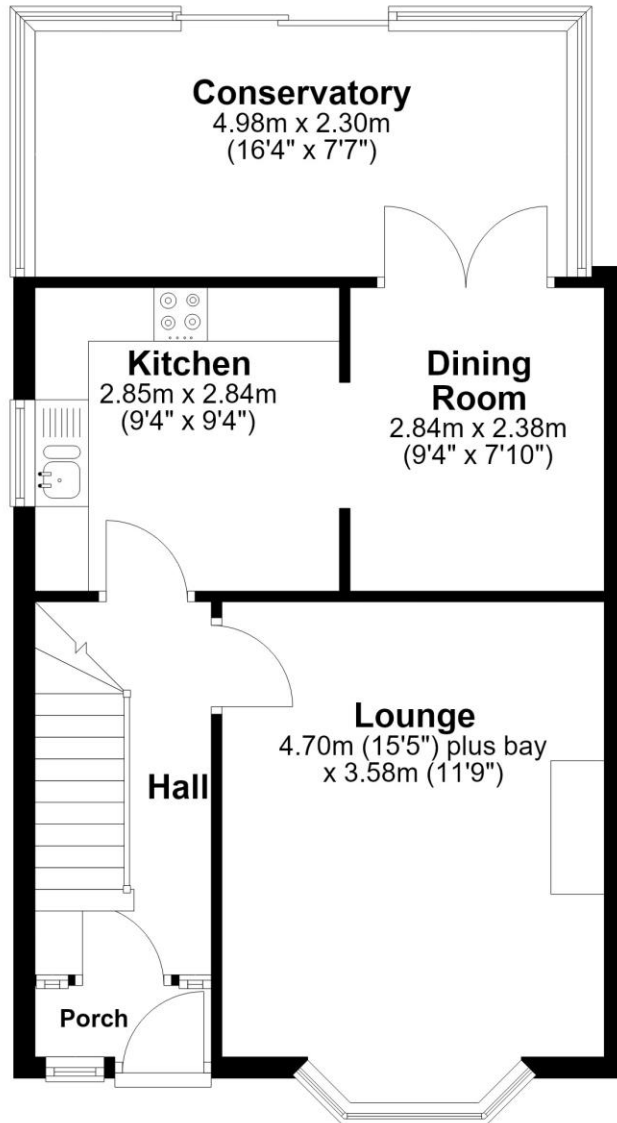
Outside: The front garden is laid to lawn with shrubs and

flowerbeds, and there is off-road parking. To the side is block-paved driveway providing further parking with double gates leading to the detached garage in the rear garden. The good-sized rear garden is predominantly laid to lawn with a patio area, greenhouse, wooden shed, detached garage, and mature hedging.

Detached Garage: 16'1" x 8'6" (4.9m x 2.6m) Large wooden swing door and there is power and light connected.

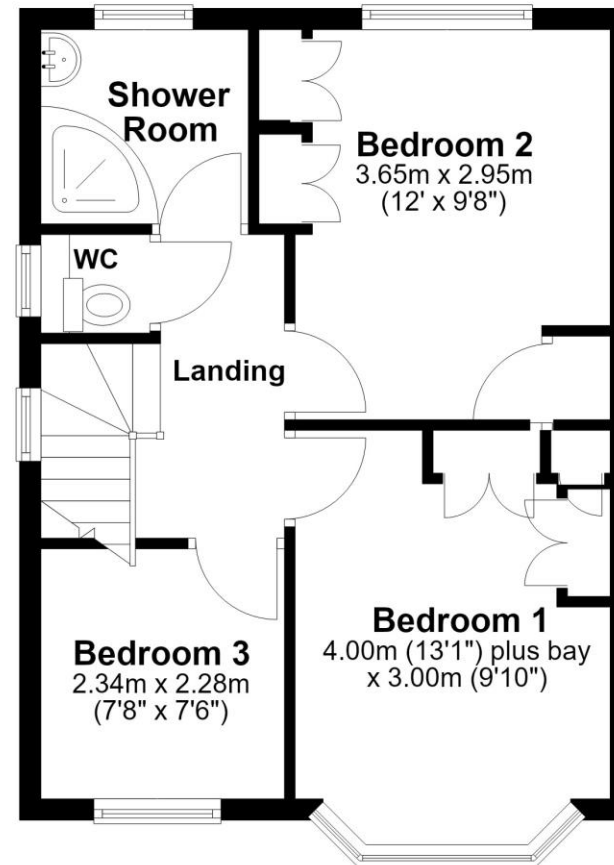
Ground Floor

Approx. 52.2 sq. metres (561.5 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.4 sq. feet)



Total area: approx. 94.4 sq. metres (1015.9 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

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



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