



Beaconsfield Road, Ipswich, Suffolk,  
IP1 4AF  
Asking Price £170,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

[palmerpartners.com](http://palmerpartners.com)

- No Onward Chain
- Ideal First Time Buyer/Investment Purchase
- Good Access To Train Station/Town Centre
- Mid Terraced Property
- Two Reception Rooms
- Two Bedrooms
- Courtyard Rear Garden



Situated just a short walk from Ipswich town centre to the west of the town and offering good access to Ipswich train station sits this nicely presented two-bedroom mid terraced property. It would make an ideal first time or investment purchase with the property offering two reception rooms, a modern fitted kitchen, whilst to the first floor there is a large bathroom and two double bedrooms, there is also a courtyard rear garden. The

property is offered to market with no onward chain.

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. 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 Door:** Into:

**Lounge:** 11'9" x 10'2" (3.58m x 3.1m) Window to the front aspect, feature fireplace, radiator and built in shelving.

**Dining Room:** 11'3" x 10'2" (3.43m x 3.1m) Window to the rear aspect, stairs up to the first floor and radiator.

**Kitchen:** 9'5" x 7'2" (2.87m x 2.18m) Door out to the rear garden and window to the rear aspect, fitted with a matching range of eye and base level units with worktops, sink and drainer, space for cooker, space

for washing machine and space for a fridge freezer, utility area to the rear of the kitchen with space for an undercounter fridge and an undercounter freezer.

**Landing:** Access to the loft and doors to:

**Bathroom:** Frosted window to the rear aspect, three-piece suite comprising WC, panel enclosed bath with shower over and hand wash basin, radiator, part tiled walls and built in airing cupboard.

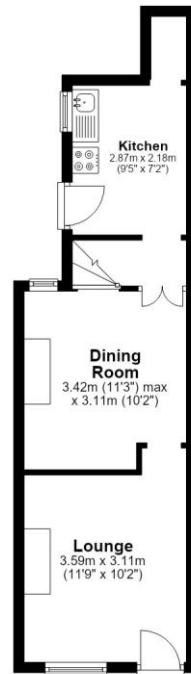


**Bedroom One:** 11' x 10'11" (3.35m x 3.33m) Window to the front aspect and radiator.

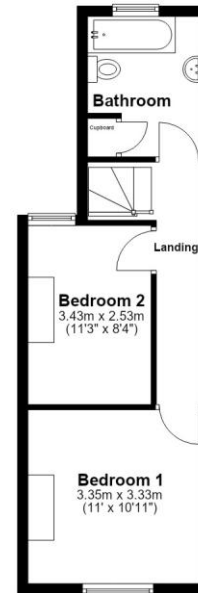
**Bedroom Two:** 11'3" x 8'4" (3.43m x 2.54m) Window to the rear aspect and radiator.

**Outside – Rear:** The courtyard style rear garden is enclosed by panel fencing, with shingle, stepping stones and shrub borders. At the rear of the garden there is a gate offering shared access back down to the front and there is a brick-built outhouse.

**Ground Floor**  
Approx. 31.6 sq. metres (340.1 sq. feet)



**First Floor**  
Approx. 31.8 sq. metres (341.9 sq. feet)



Total area: approx. 63.4 sq. metres (682.0 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, 2 Reception,

EPC Rating: D

Council Tax Band: A



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

[palmerpartners.com](http://palmerpartners.com)