

Bridgwater Road, Ipswich, Suffolk,
IP2 9QH
Asking Price £250,000

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- Belstead Hills
- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- Open Plan Living/Dining Room
- Modern Kitchen
- First Floor Bathroom & WC
- Front & Rear Gardens
- Driveway & Detached Garage



This three-bedroom semi-detached house, situated in the popular Belstead Hills area of Ipswich close to local shops, schools and bus route, is being sold with no onward chain. The property comes with gas central heating, front and rear gardens, a driveway providing parking, and a detached garage. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance hall, living room which opens through to the dining room, a modern kitchen, first floor landing, three bedrooms, family bathroom, and a 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.

Outside – Front: The garden is laid to lawn and set behind a brick wall with a path to the front door and side gate which provides access to the rear garden. To the side is a driveway providing parking in front of the garage.
Garage: Up and over door providing vehicular access with a pedestrian door opening out to the rear garden.

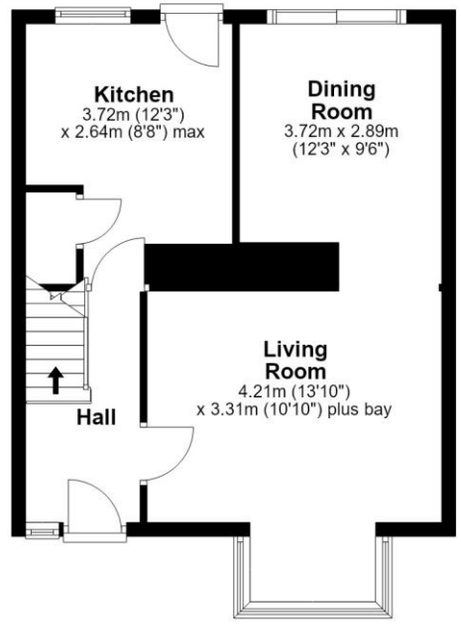




Entrance Hall: Radiator, staircase rising to the first floor, and doors leading to the living room and kitchen.
Living Room: *13'10" x 10'10" (4.22m x 3.3m)* Box bay window to the front aspect, a radiator, and an opening through to:
Dining Room: *12'3" x 9'6" (3.73m x 2.9m)* Sliding patio door opening out to the rear garden and a radiator.
Kitchen: *12'3" x 8'8" (3.73m x 2.64m)* Fitted with a range of modern eye and base level units and drawers, roll edge work surfaces, sink and drainer, and metro tile splashbacks. Integrated appliances include an oven & grill and an electric hob with extractor hood over, and there is space for undercounter appliances. The kitchen has ceiling inset spotlights, a window to the rear aspect, and a door opening out to the rear garden.
First Floor Landing: Built-in cupboard, access to the loft, and doors leading to the bedrooms, bathroom and separate WC.
Bedroom One: *12'3" x 10'4" (3.73m x 3.15m)* Window to the front aspect and a radiator.
Bedroom Two: *10'10" x 9'6" (3.3m x 2.9m)* Window to the rear aspect and a radiator.
Bedroom Three: *8'3" x 8'2" (2.51m x 2.5m)* Window to the front aspect and a radiator.
Family Bathroom: *5'5" x 4'9" (1.65m x 1.45m)* A two-piece suite comprising a hand wash basin and bath with shower over, along with a heated towel rail, tiled walls and an opaque window to the rear aspect.
Separate WC: *4'9" x 2'7" (1.45m x 0.79m)* Low-level WC, half-height tiled walls, and an opaque window to the rear aspect.
Outside – Rear: The garden is predominantly laid to lawn with a hardstanding area, a shed, door to the garage, and is fully enclosed by fencing.

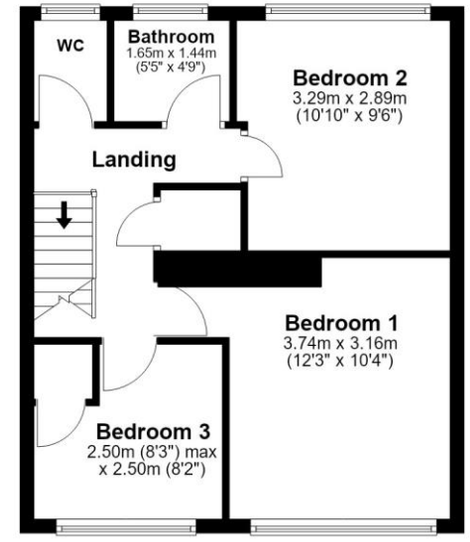
Ground Floor

Approx. 44.4 sq. metres (478.1 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 86.8 sq. metres (934.7 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

3 Bedrooms, 1 Bathroom, 1 Reception,
EPC Rating: D
Council Tax Band: C





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