

73 Berners Street, Ipswich, IP1 3LN



3 bedrooms
3 reception rooms
and **1** bathroom

Freehold

Guide Price

£400,000

Subject to contract

**Stunning open-plan
kitchen/dining/family
room**



Some details

General information

Situated in a prime residential area to the north side of the town, close to the town centre itself and Christchurch Park, is this Grade II listed three double bedroom, four storey Georgian townhouse. The property has an impressive open-plan kitchen/dining/family room and a spacious bathroom with Victorian style roll top bath. There is also gas central heating (not tested), off road parking and a west facing rear garden.

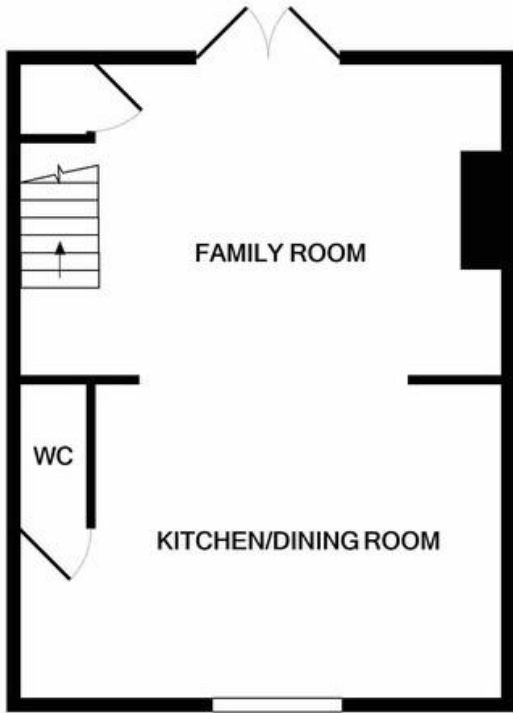
The accommodation is accessed via a reception hall which has both stairs to the lower ground floor and first floor. The sitting room is located to the front and has a secondary glazed sash window. Bedroom three is located to the rear and is a good size double bedroom with a secondary glazed sash window.

To the lower ground floor is the impressive kitchen/dining/family room. The kitchen/dining area is located to the front and is well equipped with an array of base units, Quartz worktops, hanging wall cupboards and drawers. There is an integrated five ring gas hob, double electric oven and extractor hood. There is also an integrated fridge/freezer, dishwasher and washing machine. The family area is located to the rear and has an inset multi-fuel burner, built-in cupboard and French doors onto the rear garden. This floor also has a cloakroom, comprising of a basin and WC.

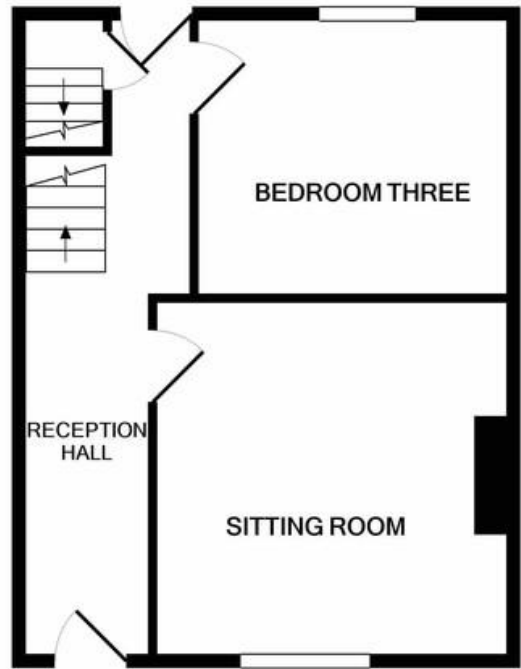
The first floor landing has a window to the rear and stairs to the second floor. The main bedroom is located to the front and has a double glazed sash window and built-in wardrobes. The impressive family bathroom has a Victorian style roll top bath, double shower, basin and WC. To the top floor there is a further double bedroom.



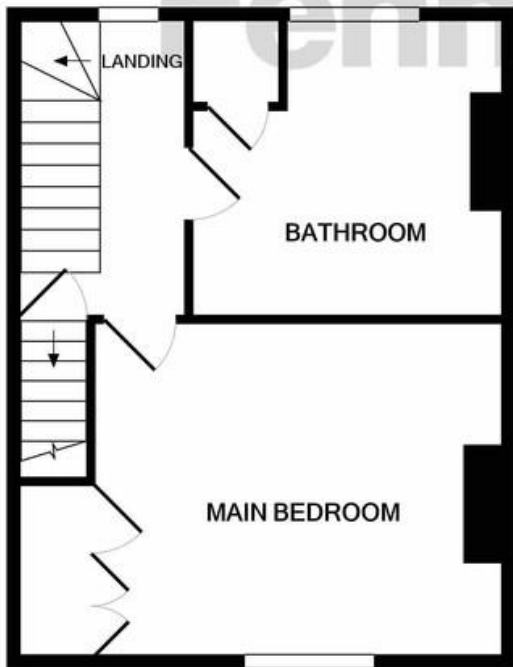
Situated close to Christchurch Park is this beautifully presented Grade II listed Georgian Town house with off road parking and a West facing rear garden.



LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Fenn Wright.



Reception hall

23' 6" x 4' 7" (7.16m x 1.4m)

Sitting room

12' 7" x 11' 8" (3.84m x 3.56m)

Bedroom three

12' 0" x 10' 7" (3.66m x 3.23m)

Lower ground floor

Kitchen/dining area

17' 1" x 11' 0" (5.21m x 3.35m)

Family area

17' 1" x 10' 5" (5.21m x 3.18m)

First floor

Bedroom one

14' 11" x 12' 1" (4.55m x 3.68m)

Bathroom

10' 11" x 10' 8" (3.33m x 3.25m)

Second floor

Bedroom two

16' 2" x 12' 10" (4.93m x 3.91m)



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Outside

The property is recessed from the road by a front garden which is predominately laid to hardstanding, providing parking for two vehicles. To the rear, there is a west facing garden which measures approximately 60ft in length. This is enclosed by a red brick wall and is predominately laid to lawn with a patio area, flower beds and shrubs.

Location

The property is situated on the popular north side of the town, within close proximity to the town centre itself, which offers an excellent range of shops and amenities. Ipswich mainline railway station and the popular waterfront area are also within easy reach, as is Christchurch Park.

Important information

We understand that mains gas, electricity, water and drainage are connected to the property.

Tenure - Freehold.

Council tax band E.

EPC rating D - Grade II listed.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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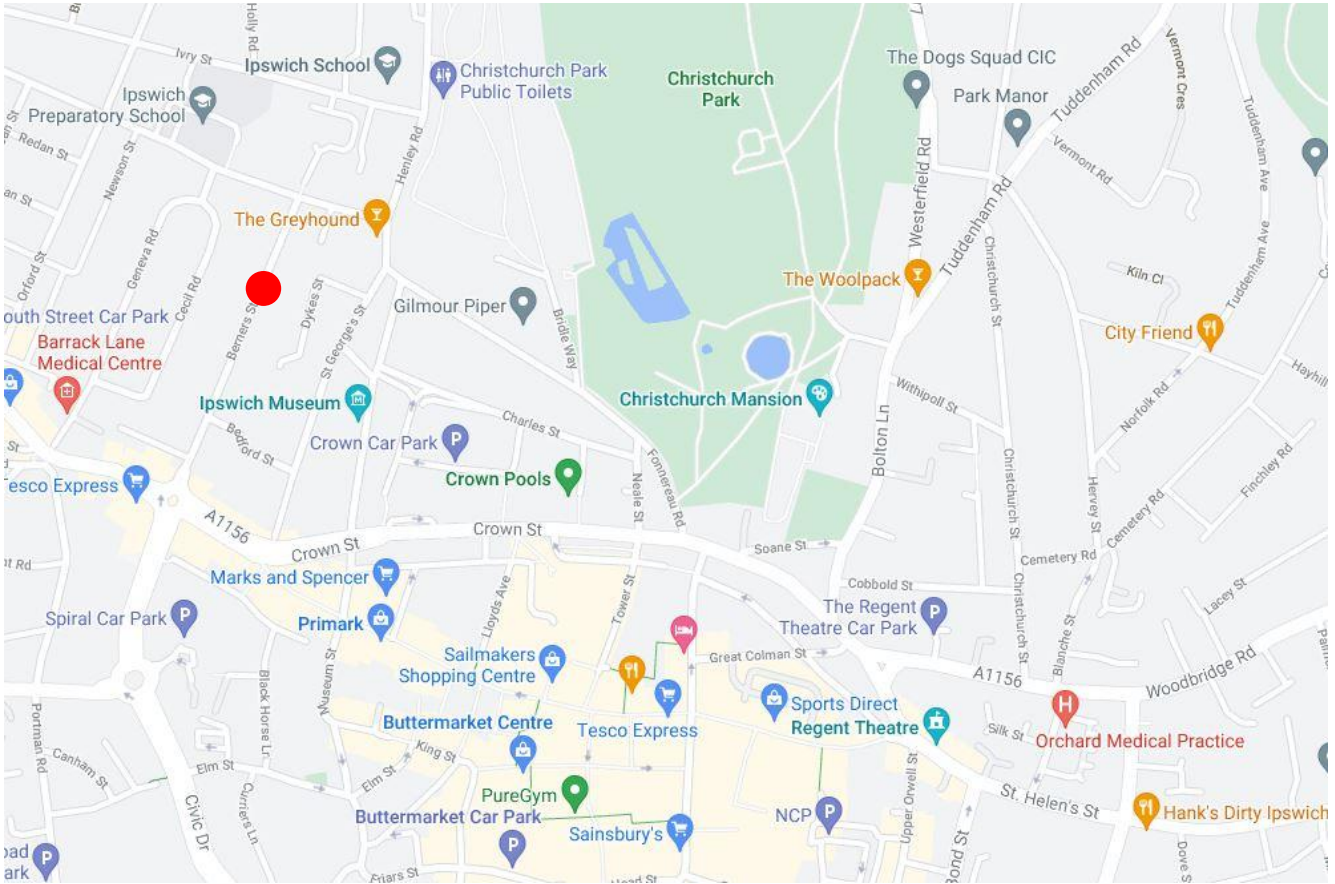
Viewing

To make an appointment to view this property please call us on 01473 232 700.

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home valued
by us...

and get **FREE** professional
advice. Book it now at

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Directions

Proceed north of Ipswich town centre on Civic Drive. At the roundabout, continue straight over onto Berners Street where the property can be found approximately half way up on the left hand side.

To find out more or book a viewing

01473 232 700

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