

37 Kemball Street, Ipswich, IP4 5EE



Freehold

Guide Price

£220,000

Subject to contract

**Extended
accommodation**

3 bedrooms
Sitting/dining room
Kitchen/breakfast room



An extended Victorian mid terrace property located to the east side of Ipswich within the Copleston School area with parking.

Some details

General information

Located to the east side of Ipswich within the popular Copleston School area is this Victorian three bedroom mid terrace house. It has been extended on the ground floor to create a kitchen/breakfast room and has further accommodation to include reception hall, sitting/dining room and a first floor bathroom. There is double glazing, gas central heating (not tested), parking and an east facing rear garden with a studio.

The reception hall has stairs to the first floor and door into the sitting/dining room which has a double aspect, open fireplace with inset cast iron wood burner. There is a door to the kitchen/breakfast room with double aspect to the side and rear, a range of base and eye-level cabinets with work surfaces, space for cooker and further appliances, an understair pantry and a door to outside.

The landing has an airing cupboard and access to the three bedrooms and bathroom. Bedroom one overlooks the front with two windows and two built-in cupboards. There are two further bedrooms, both overlooking the rear, with an airing cupboard in bedroom three. The bathroom has a window to the side and suite of bath, basin and WC.

Reception hall

Sitting/dining room

22' 6" x 10' 9" max (6.86m x 3.28m)

Kitchen/breakfast room

21' 10" x 8' 11" (6.65m x 2.72m)

Landing

Bedroom one

12' 11" x 11' 1" (3.94m x 3.38m)

Bedroom two

11' x 8' 6" (3.35m x 2.59m)

Bedroom three

8' 11" x 6' 8" (2.72m x 2.03m)

Bathroom

6' x 5' 10" (1.83m x 1.78m)

Outside

The front garden provides hard standing for one vehicles.

The rear garden is predominantly laid to lawn with ornamental flower and shrub borders. There is a pathway to the side leading to the studio with glass doors and windows to the front.

Location

The property is situated on the much favoured east side of town falling within the desirable Britannia Primary and Copleston High school area. There is a range of local amenities and facilities close by.

Important information

Council Tax Band - B

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

Tenure - Freehold

EPC rating - D

Our ref - SHA

Directions

Leave Ipswich town centre in an easterly direction along Woodbridge Road and bear half right into Argyle Street. Take a left into St. Helens Street and at the traffic lights take a right into Grove Lane and continue into Foxhall Road. Proceed along and after the crossroads with Cauldwell Hall Road take the first left into Kemball Street where the property can be found on the right hand side.

Further information

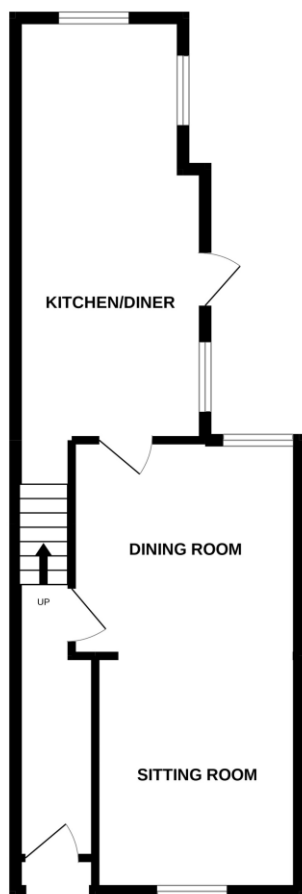
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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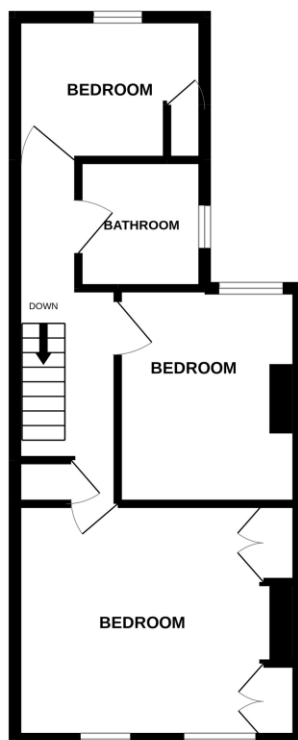
Viewing

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

GROUND FLOOR



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To find out more or book a viewing

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