



**Connells**

Halifax Road  
Ipswich



### Property Description

A well established three bedroom semi-detached property located to the south west of Ipswich. The property comprises of a lounge, dining room, kitchen, three first floor bedrooms, gas central heating and double glazing throughout, off road parking and a generously sized rear garden

The property is a short walk to Bourne Park, is surrounded by many local amenities, has superb transport links and good road access to the A12 & A14.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Double glazed window to rear, a selection of wall and base level units, cooker point, space for fridge, double glazed door to side and window to rear.

### First Floor Landing

Double glazed window to side and cupboard housing boiler.

### Bedroom One

Two double glazed windows to front and radiator.

### Bedroom Two

Double glazed window to rear, radiator and storage cupboard.

### Bedroom Three

Double glazed window to front, radiator and storage cupboard.

### Bathroom

Double glazed window to rear and comprises of a panel bath with electric shower over, vanity wash hand basin, low-level w/c and radiator.

### Outside

To the front of the property there is artificial grass with a timber boundary with an off-road parking space to side via a shared drop kerb.

The rear garden has a block paved area with a timber shed, brick built outbuildings and the remainder is laid

### Entrance Hall

Accessed via entrance door with double glazed window to side, radiator and stairs rising to the first floor.

### Lounge

Double glazed bay window to front and radiator.

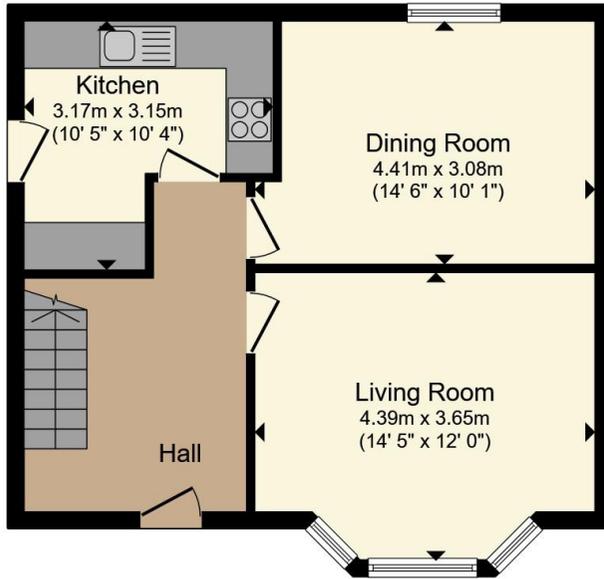
### Dining Room

Double glazed window to rear and radiator.

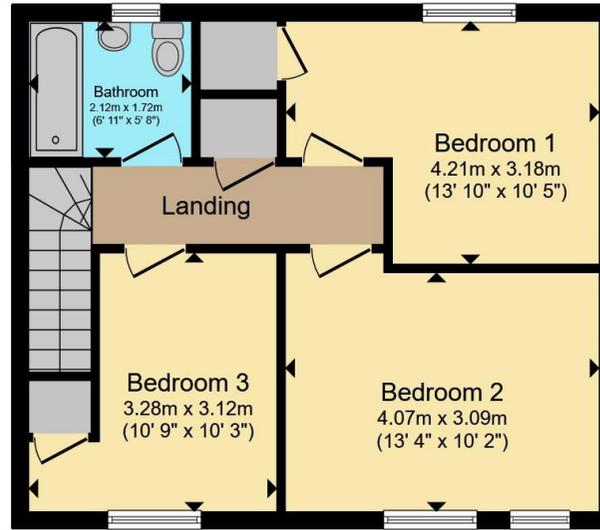
### Kitchen

to lawn.





**Ground Floor**



**First Floor**

Total floor area 91.6 m<sup>2</sup> (986 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: B

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Tenure: Freehold



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Property Ref: ICH312777 - 0010