



**Ann Street, Ipswich, IP1 3PD**

**welcome to**

**Ann Street, Ipswich**

This quaint home is close to the Town Centre and Christchurch Park. Benefiting from two double bedrooms, a through lounge with two open fireplaces, a courtyard rear garden and one off road parking space to the rear.



## Location

The property is situated in Ann Street. There are various local schools, shops, supermarkets, parks and bus services nearby. The Town Centre offers a variety of amenities including the Buttermarket and Sailmakers shopping centre, Ipswich Marina with its bars and restaurants, as well as Ipswich Mainline Train Station for access to London Liverpool Street. The A12/A14 trunk road is also within easy reach for Bury St Edmunds, Colchester and Felixstowe.

## Lounge

22' 2" x 11' 8" ( 6.76m x 3.56m )

Two double glazed windows to the front and rear, two open plan fireplaces, stripped wood flooring, stairs to the first floor, two radiators and a door leading to the kitchen.

## Kitchen

9' x 5' 6" ( 2.74m x 1.68m )

Double glazed window to the side, double glazed door to the side, leading to the rear garden, matching eye and base level units, A built in oven, hob and extractor hood, a single bowl sink plus drainer and mixer tap, glass splashback and tiled flooring.

## First Floor Landing

### Bedroom One

11' 8" x 11' 5" ( 3.56m x 3.48m )

Double glazed window to the front and one radiator.

### Bedroom Two

10' 3" x 9' ( 3.12m x 2.74m )

Double glazed window to the rear and one radiator.

## Bathroom

Obscure double glazed window to the side, a cupboard housing the boiler, a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC and a heated towel rail.

## Outside:

### Rear Garden

Courtyard style garden with a panelled fencing surround, shrub borders and gated access to the off road parking.

### Parking

One parking space to the rear of the property and there is also permit parking to the front.



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## Ann Street, Ipswich

- Two double bedrooms
- Lounge with two open fireplaces
- One off road parking space to the rear
- Low maintenance courtyard rear garden
- Close to Ipswich Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS120455 - 0007

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