



Connells

Kensington Road  
Ipswich



## Property Description

An attractive three-bedroom mid-terraced home offering a blend of traditional character and modern convenience on a well established residential street in Ipswich. The property comprises of a welcoming lounge with a charming fireplace, creating a cosy focal point ideal for relaxing evenings, a separate dining room, modern kitchen with contemporary fittings, offering both functionality and style. Upstairs, the home comprises of three well-proportioned bedrooms, suitable for families, professionals, or those needing flexible space for a home office. Outside to the rear is a private garden with rear access providing an outdoor retreat, perfect for enjoying warmer months or gardening enthusiasts. An ideal home for first time buyers or investors looking for generous space in a popular location.

Kensington Road is located in a popular residential area of Ipswich, known for its community feel and convenient access to local amenities. The property benefits from proximity to a range of shops, supermarkets, and everyday services.

The area is well-served by local schools and public transport links, with easy access to Ipswich town centre, where you'll find a wider selection of retail, dining, and leisure options. Ipswich Waterfront is also within reach, offering scenic walks, cafés, and restaurants. For commuters, Ipswich railway station provides direct connections to London and other major destinations, making this an appealing location for those balancing work and home life.

## Entrance Hall

Radiator, wooden floorboards, and doors giving access to the lounge, dining room and kitchen.

## Lounge

Double glazed window to front, radiator, fitted carpet and feature fireplace.

## Dining Room

Real wooden flooring, radiator and feature brick fireplace.

## Kitchen

Installed approximately four years ago, featuring matching cream shaker style wall and base units with wood effect work surfaces inset into stainless steel sink/drainers with mixer tap, gas hob, electric oven, integrated slim line dishwasher, space for fridge freezer, tiled flooring, radiator, and double glazed window to the side.

## Utility Room

Space for washing machine, tumble dryer and fridge freezer, wall mounted boiler, tiled flooring and double glazed door to the rear.

## Bathroom

Laminate flooring, bath with shower over, mixer tap with hand held attachment, low level w/c, wash hand basin, radiator and double glazed window to the rear.

## Landing

Fitted carpet, consumer unit and radiator.

## Bedroom One

Fitted carpet, double glazed window to front, radiator, pendant light and wall lights.

## Bedroom Two

Fitted carpet, radiator, double glazed window to side, storage cupboard, and pendant light.

## Bedroom Three

Double glazed window to rear, radiator, fitted carpet and pendant light.

## Rear Garden

There is rear access and the rear garden consists of a greenhouse, path leading to rear patio area, mature beds, shed to rear and a outside tap.





Total floor area 85.1 m<sup>2</sup> (916 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: C Council Tax  
 Band: B

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Tenure: Freehold



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