



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

ALAN ROAD, IPSWICH, IP3 8EZ

TENURE : FREEHOLD

GUIDE PRICE £200,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

# THE ACCOMMODATION



## **Dining Room** 3.56m x 3.03m (11' 8" x 9' 11")

With window to front and door to...

## **Living Room** 3.56m x 3.06m (11' 8" x 10')

(measurement excludes understairs recess with door to cellar) With window to rear, door leading to the stairs to the first floor and a door to the kitchen.

## **Cellar** 3.56m x 3.02m (11' 8" x 9' 11")

Power and light connected, radiator and window to front



## **Kitchen** 2.67m x 1.78m (8' 9" x 5' 10")

Fitted with a range of wall and base cabinets with work surfaces over, electric cooker point, plumbing for washing machine, inset sink/drain unit and door way to the rear lobby which has a door to the rear garden and a door to the...

## **Bathroom**

Fitted with a WC, wash basin and panelled bath, with tiled splashbacks and window to rear aspect.



## **First Floor Landing**

With a door to a large storage cupboard with loft access, and doors to...

## **Bedroom Two** 3.04m x 3.58m (10' x 11' 9")

A good double room with window to front aspect.

## **Bedroom One** 4.63m x 3.15m (15' 2" x 10' 4")

A large double room with window to rear aspect, and door to...

## **Bedroom Three** 2.71m x 1.83m (8' 11" x 6')

With window to rear aspect.

## **Outside**

The front garden is enclosed by brick wall and has a pathway to the front door. There's a shared side passageway leading to the large rear garden which has a lawn with well stocked planting beds and a mature cherry tree, a storage shed and a vegetable plot.

# THE PROPERTY & LOCATION

A well-maintained terraced home situated on the popular east side of Ipswich, within the Copleston High School catchment area. The property offers two reception rooms, kitchen, bathroom, cellar and three first-floor bedrooms. There's double glazed windows, gas central heating and a pleasant, generously proportioned garden.

Alan Road is located off Foxhall Road to the east of Ipswich which is popular for good schooling, and offers easy access in to the town centre and to the outskirts of town; the A14/12 and beyond. The county town of Ipswich offers a huge array of shopping, leisure and educational facilities as well as a mainline station with easy links to London (Liverpool Street), around an hour away.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



- East Ipswich
- Two Reception Rooms
- Gas Central Heating
- Cellar

- Three Bedrooms
- Good-Sized Garden
- Double-Glazed windows

Council Tax Banding : B



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