



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

BISHOPS HILL, IPSWICH, IP3 8EW

TENURE : FREEHOLD

GUIDE PRICE £425,000

- Superb Character Home
- Three Reception Rooms
- Cellar
- Three Bedrooms
- Close To Waterfront
- Gas C/H & D/G Windows

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor, understairs storage, door to the cellar and doors to...

Living Room 4.58m x 4.22m (15' x 13' 10")

A generously proportioned living room with fireplace and window to front aspect.

Dining Room 5.04m x 4.20m (16' 6" x 13' 9")

(Max measurements provided) With feature fireplace, door to the kitchen and to the...



Conservatory 6.27m x 2.33m (20' 7" x 7' 8")

With doors to outside.

Kitchen 3.64m x 2.23m (11' 11" x 7' 4")

Fitted with a range of bespoke hand-made wall and base units with wooden work surfaces over, cooking range, cooker hood, belfast sink, door to the...

Utility Area 2.00m x 1.64m (6' 7" x 5' 5")

With plumbing for washing machine, work surface, door to the garden and to the...

Cloakroom

With WC and wash basin.

First Floor Landing

With doors to...



Bedroom One 3.67m x 3.66m (12' x 12')

A large double bedroom with dual aspect windows.

Bedroom Two 4.20m x 3.31m (13' 9" x 10' 10")

Another good double with fitted storage.

Bedroom Three 3.67m x 2.37m (12' x 7' 9")

A good third bedroom with built-in storage.

Bathroom

Fitted with a WC, wash basin and bath with shower over.

Cellar

The cellar has three areas, providing excellent storage or possible conversion subject to the necessary building regs.

Outside

The property is approached over a shared driveway, with a pathway to the front door and gates to a parking area, (right of way exists for neighbour's parking). The rear garden is in sections; an initial grassed and patio area adjoining the rear of the house, with well-stocked beds and hedging/shrubs, a section with out-buildings including a workshop and then a planting/vegetable garden beyond with a greenhouse. Along the eastern boundary is a brick wall belonging to the neighbouring property, which is listed.

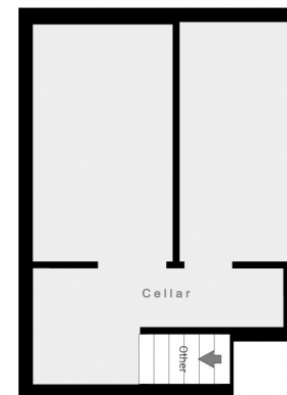
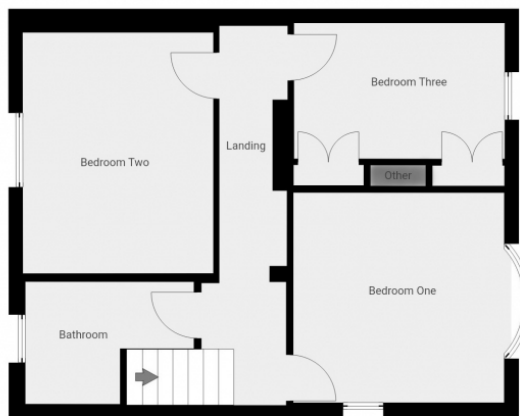
THE PROPERTY & LOCATION

A beautifully presented Victorian semi-detached cottage of considerable charm and character on the eastern side of Ipswich within easy reach of the town centre and the superb riverside hub. The spacious accommodation comprises an entrance hall, two reception rooms, conservatory, kitchen, utility room and cloakroom on the ground floor and three bedrooms and bathroom on the first. There's gas central heating, off road parking, and a good-sized garden.

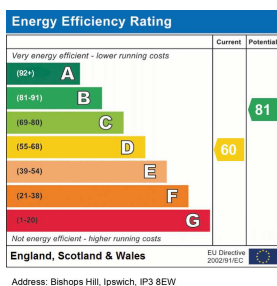
Ipswich is the county town of Suffolk and offers a huge range of amenities; functional, recreational and educational. There is a mainline rail station, (approx 1 hour from Liverpool St, London), a university and a fantastic riverside setting providing an array of restaurants, cafes and nightlife.



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



Council Tax Banding : D

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given