



Alan Road, Ipswich,
£230,000

- **Three Bedroom Family Home**
 - **Newly Renovated**
- **Modern Kitchen & Bathroom**
- **80ft (Approx) Rear Garden**
- **Hard Standing Area to Front**
 - **Copleston Catchment**
 - **Mid Terrace**
 - **Ground Floor Bathroom**
- **Two Double Bedrooms & One Single**



A great opportunity for first time buyers to purchase this recently renovated three bedroom mid terrace property in the Copleston catchment area.

The Property

A charming Edwardian mid-terrace house situated on the East of Ipswich. This delightful property boasts two reception rooms, perfect for entertaining guests. With two double bedrooms and a further single, it is an ideal family home.

The property features a modern bathroom on the ground floor, ensuring your comfort and convenience. Spanning across 807 sqft, this house offers a perfect blend of space and warmth, making it a wonderful place to call home.

Convenience is key, and with parking available for one vehicle, you can bid farewell to the stress of searching for a parking spot.

Don't miss out on the opportunity to make this lovely house on Alan Road your new home!





Location

The desirable East Ipswich location of this property gives easy access to Ipswich mainline train station & Derby Road station, bus routes, Ipswich hospital & colleges, Holywells Park, restaurants, shops & other amenities.

The property is extremely convenient for not only the highly sought after Copleston and Britannia Schools, but also for an excellent range of local shops and amenities with easy access into Ipswich town and waterfront or out onto the A14.

Ground Floor

Entrance Porch

With inset coconut mat and window to side, door leading to:

Lounge

10'11" x 10'4" (3.35 x 3.15)
Great size lounge with newly fitted carpet, feature mantelpiece and window overlooking the front aspect.

Dining Room

10'11" x 10'4" (3.35 x 3.16)
Further reception room with newly fitted carpets and two storage cupboards under the stairs. Door leading to:

Kitchen

12'0" x 10'11" (3.68 x 3.35)
A modern fitted kitchen with a range of white wall and base Shaker style units with wood worktop, stainless steel sink with drainer, space for dishwasher and fridge freezer, integrated single oven and inset electric hob, stainless steel overhead cooker hood and tiled splashback surround. With Herringbone style vinyl flooring throughout and door leading to:



Utility

5'3" x 3'1" (1.61 x 0.96)

Small utility housing the boiler and worktop with space and plumbing under for a washing machine.



Bathroom

7'10" x 5'3" (2.39 x 1.61)

A modern tiled three piece bathroom suite comprising P-shape bath with mixer shower, pedestal hand wash basin and low level WC. Herringbone style vinyl flooring with window to side aspect.



First Floor

Bedroom One

10'11" x 10'4" (3.35 x 3.15)

Great sized double bedroom overlooking the front aspect, new carpet and storage cupboard over the stairs.



Bedroom Two

10'4" x 7'10" (3.16 x 2.40)

Further double bedroom located to the rear of the property with window overlooking the garden and new carpet.



Bedroom Three

8'6" x 5'9" (2.60 x 1.77)

Single bedroom overlooking the rear aspect with window to rear garden.



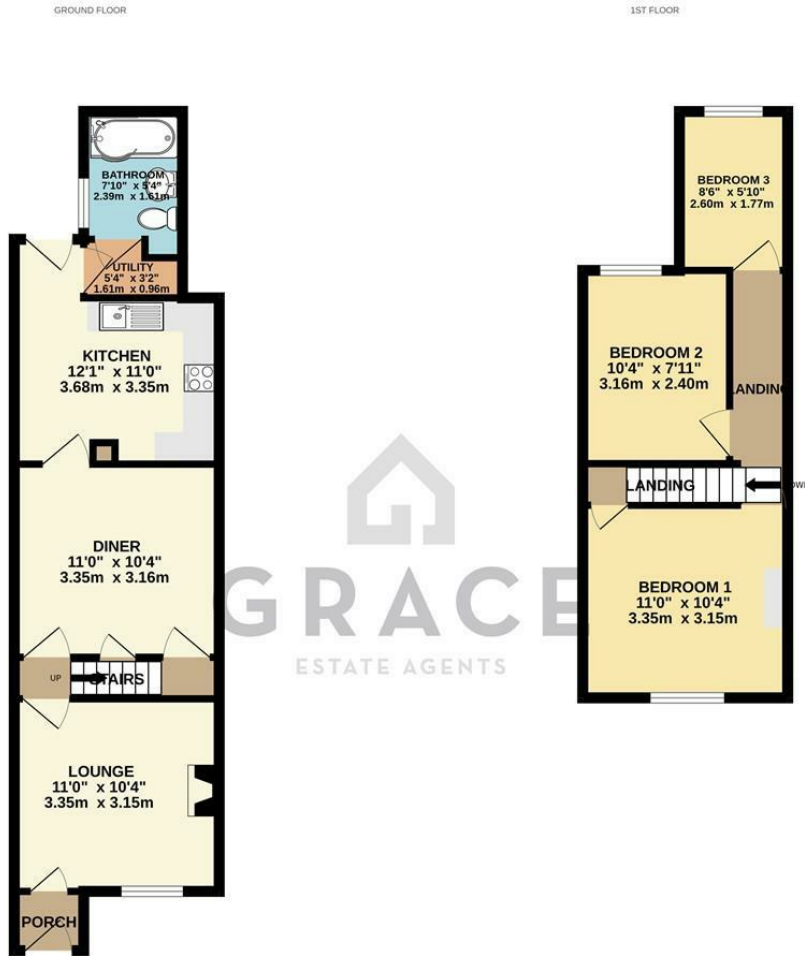
Outside

To the rear is a 80ft (approx) East facing garden, with a patio area to the back of the property and the remainder mainly laid-to-lawn. The garden is enclosed by panel fencing and has a pathway leading to the rear of the garden with a raised area and a wooden shed.



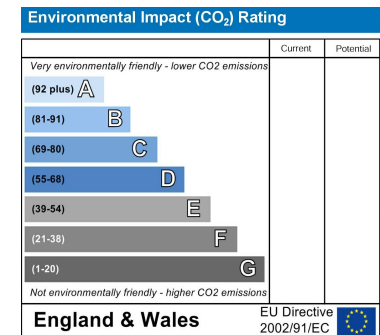
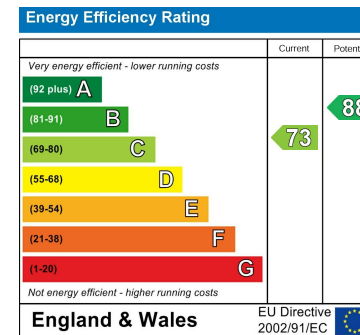
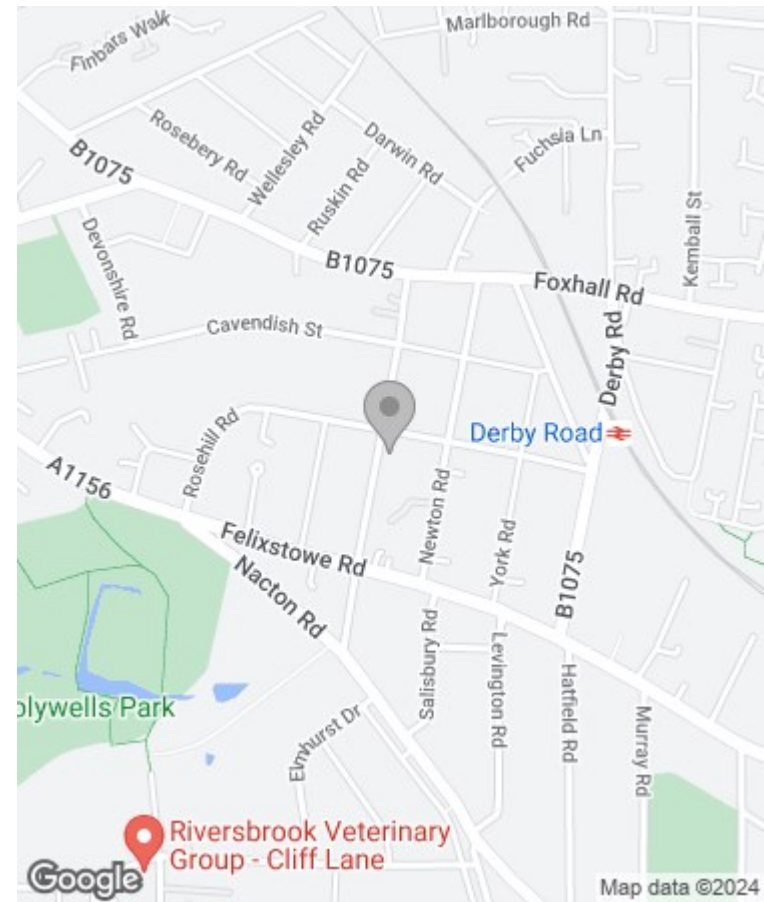
The front of the property is a hard standing area with an iron fence to one side and brick wall to the other.





GRACE
ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.