



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



16 Atherton Road

Ipswich, IP2 9LD

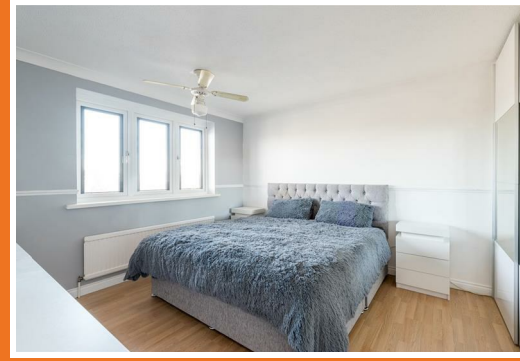
**Guide price £325,000**



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## Description

Situated on the south western side of Ipswich is this well presented three bedroom semi-detached home. The property enjoys a corner plot position with ample off road parking and a detached garage. Inside the house has been modernised and the accommodation comprises of a spacious entrance hall, sitting/dining room, stylish fitted kitchen, a conservatory that run across the whole width of the house, three bedrooms, a bathroom and separate wc upstairs. The property benefits from gas central heating and good quality double glazing. There is a 16 x 8'01 summer house to the rear of the garden that could make an ideal space for homeworking.

## Location

The property is located within close proximity of local amenities and provides easy access to the A12 and A14 as well as Ipswich's mainline rail station with its direct links to London's Liverpool Street. The Chantry academy is also close by as well as a number of primary schools. A short drive leads to the town centre with its rejuvenated waterfront and marina, with the shopping and town centre beyond.

## Entrance hall

12'05 x 7'11 (3.78m x 2.41m)

Entrance door to front, radiator, tiled flooring, stair flight to first floor and doors to ground floor accommodation.

## Kitchen

12'01 x 7'11 (3.68m x 2.41m)

White gloss handleless units with worktops above, integrated oven, integrated hob, integrated dishwasher, space for a washing machine, vaillant boiler and tiled flooring.

## Sitting room

24'03 x 12'02 (7.39m x 3.71m)

Double glazed window to front, fireplace, radiator and laminate flooring.

## Conservatory

18'10 x 11'01 reducing to 5'11 (5.74m x 3.38m reducing to 1.80m)

Double glazed windows to rear, double glazed double doors to side, two radiators and tiled flooring.

## First floor landing

Doors to first floor rooms, airing cupboard, loft hatch and carpet flooring.

## Bedroom one

11'02 x 11 (3.40m x 3.35m)

Double glazed window to front, radiator, fitted wardrobe and laminate flooring.

## Bedroom two

11'02 x 10'11 (3.40m x 3.33m)

Double glazed window to rear, radiator, fitted wardrobe and laminate flooring.

## Bedroom three

8'04 x 8'03 (2.54m x 2.51m)

Double glazed window to front, radiator and laminate flooring.

## Bathroom

5'06 x 5'05

Double glazed window to rear, panel bath with shower above, pedestal wash basin, radiator and laminate flooring.

## Cloakroom

5'04 x 2'07 (1.63m x 0.79m)

Double glazed window to rear, low level wc, radiator and laminate flooring.

## Outside and gardens

The property occupies a corner plot position with garden to the front, side and rear of the home. There is a driveway providing off road parking, a detached garage and a side gate leading to the rear. The rear garden has been landscaped to create a low maintenance with a patio to the side, astro turf to the immediate rear with steps leading up to raised shingle area. There is a summer house measuring 16' x 8'01 with power and lighting, this would make an ideal space for homeworking or a children's playroom.

## Services

We understand that mains gas, electric, water and drainage are connected to the property.

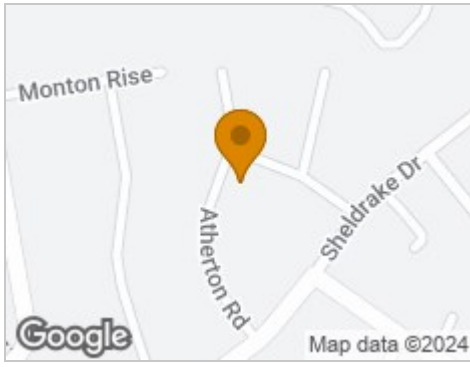
EPC rating: D

Tenure: Freehold

Council tax band: C



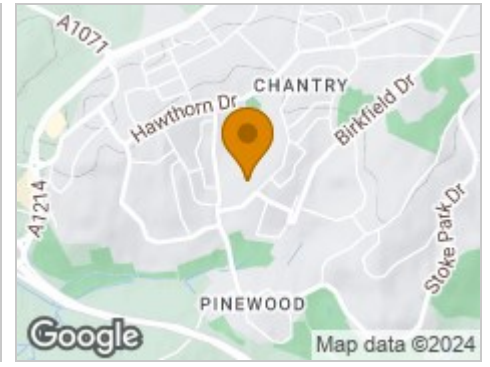
## Road Map



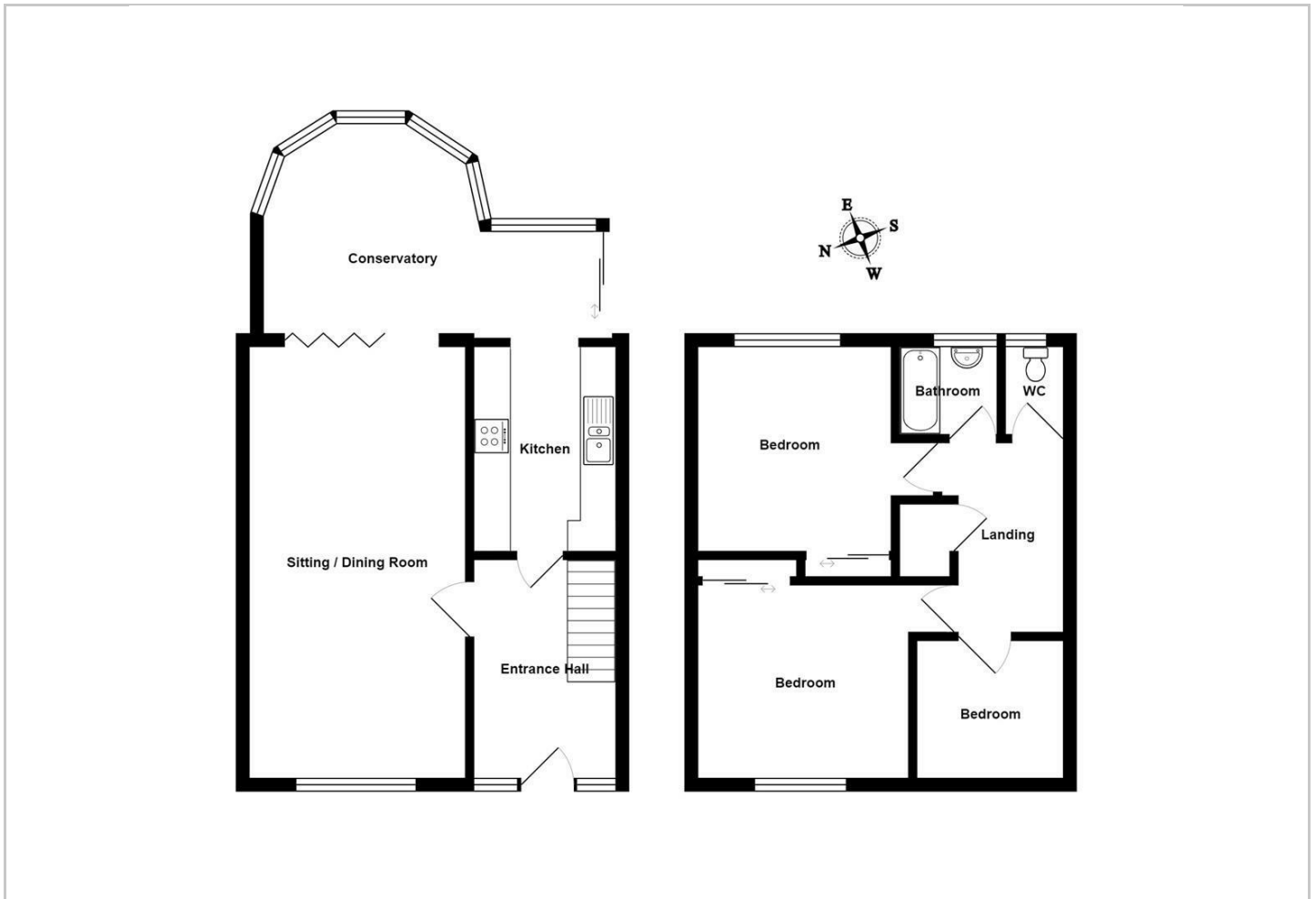
## Hybrid Map



## Terrain Map



## Floor Plan

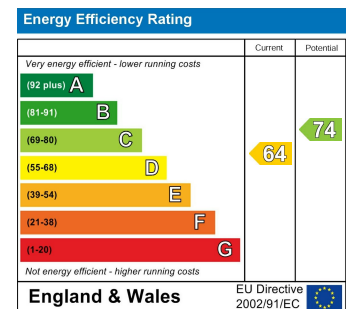


## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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