



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



## 12 Bittern Close

Ipswich, IP2 9NL

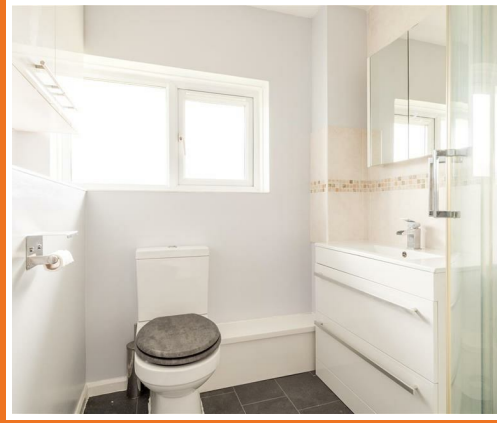
**Guide price £125,000**



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## Description

A well maintained first floor maisonette set with plenty of communal gardens as well as some more private areas. The property offers generous accommodation and benefits from double glazed windows gas fired central heating. It also has an open fire to the sitting room for those cosy nights in.

## Location

The property is situated on the popular development of Chantry close to a variety of amenities including an array of shops, both primary and secondary schooling and ideal to take advantage of the A12 and A14. Ipswich town centre is close at hand as well as the vibrant and rejuvenated water front and marina with a wealth of bars and restaurants. The mainline railways station is within walking distance and offers a mainline service to London's Liverpool Street, journey scheduled just over the hour.

## Entrance Hall

Double glazed window to rear, stair flight to first floor and radiator.

## Reception Hall

9 x 6'4 (2.74m x 1.93m)

Double glazed window to side, access to loft, fitted work top and radiator. Built in cupboard housing plumbing for washing machine and wall mounted gas fired heater.

## Sitting Room

15 x 11'9 (4.57m x 3.58m)

Double glazed bay window to front, tiled open fireplace and radiator.

## Bedroom One

13'3 x 11'9 (4.04m x 3.58m)

Double glazed bay window to rear, built in wardrobe and radiator.

## Kitchen

8'8 x 8'3 (2.64m x 2.51m)

Double glazed window to front and side. Fitted worktops incorporating sink unit and single drainer with cupboard below, adjacent worktops with cupboard and drawers under. Further worktops with cupboard and drawers under and built in four ring electric hob and oven under. Tall cupboard and range of eye level units.

## Shower Room

7'5 x 5'4 (2.26m x 1.63m)

Double glazed window to rear with fully tiled shower cubicle, low level wc and vanity unit with sink unit and cupboard under, built in cupboard and chrome heated towel rail.

## Outside and gardens

There are communal gardens surrounding the property being laid to lawn. There is also communal parking on a first come, first served basis.

## Agents Note

Mains water, electricity, gas and drainage are all connected to the property.

Council Tax: Band A

EPC: Band C

Tenure: Leasehold, Lease 125 years from 20th November 2000.

Ground Rent: £10 per annum

Service Charge: £439.23 last year



## Road Map



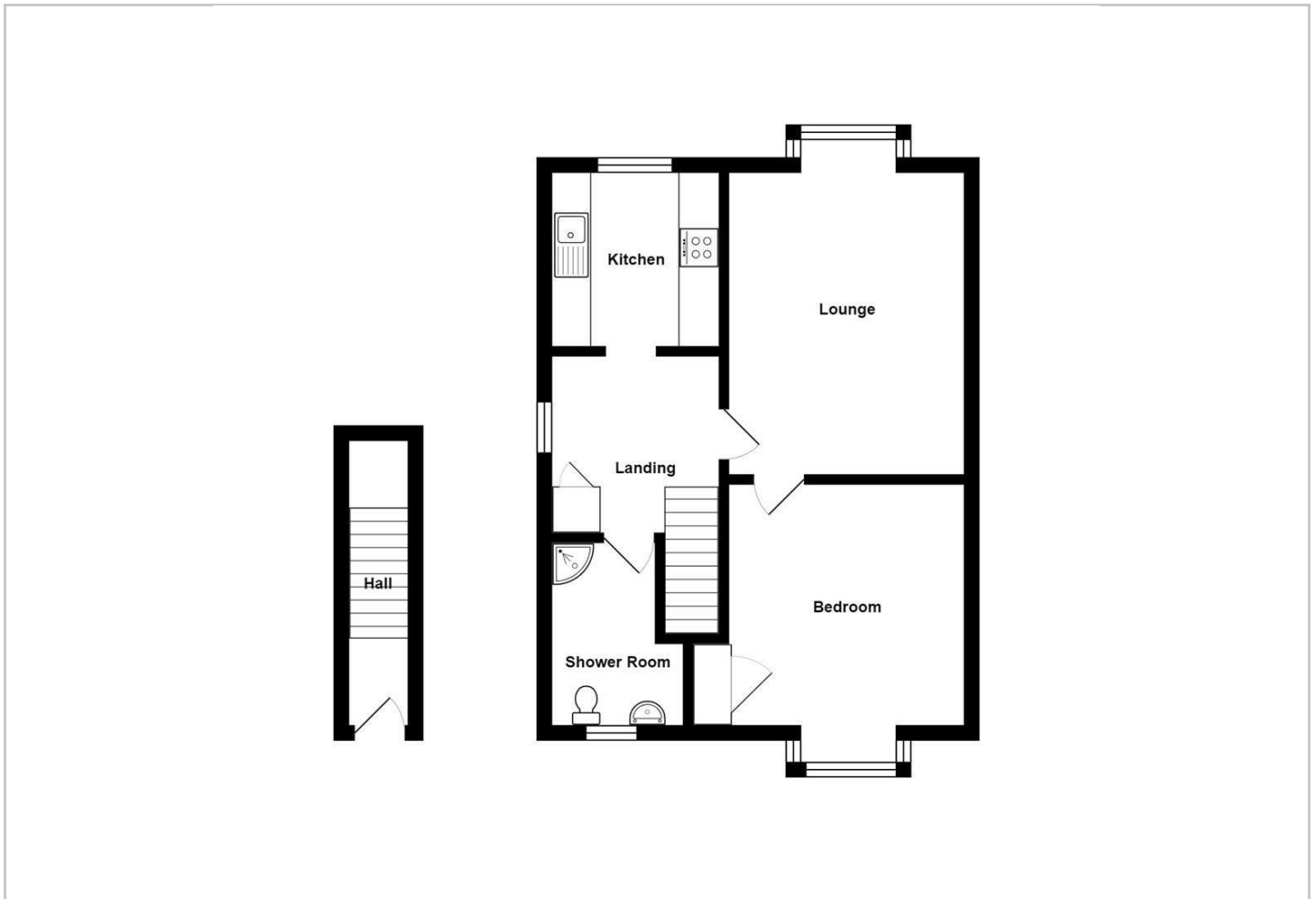
## Hybrid Map



## 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

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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