



Charles Wright

PROPERTIES

Selling Properties the Wright Way



38 Melville Road

Ipswich, IP4 1PN

Guide price £250,000



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Discription

Situated on the East side of Ipswich within the popular Copleston catchment High School area is this charming Victoria semi-detached home. Inside the accommodation comprises of an entrance hall, sitting/dining room with high ceilings and a feature fireplace, fitted shaker kitchen, recently fitted shower room and separate WC downstairs. Upstairs the landings gives access to the three bedrooms and bathroom which has been fitted with a modern four piece suite. The homes is well presented throughout and benefits from double glazing and gas central heating.

Entrance hall

Double glazed door to front.

Sitting area

11'11 x 11'00 (3.63m x 3.35m)

Double glazed window to front, radiator and open fireplace.

Dining area

12'06 x 12'00 (3.81m x 3.66m)

Double glazed window to rear, radiator and understairs cupboard.

Kitchen

10'08 x 8'05 (3.25m x 2.57m)

Two double glazed windows to side, cream shaker style base units with worktops above, stainless steel sink, space for an oven, space for an American fridge/freezer, plumbing for washing machine and tumble dryer.

Shower room

5'10 x 3'03 (1.78m x 0.99m)

Radiator, shower cubicle and pedestal wash basin.

Cloakroom

Radiator and low level wc.

First floor landing

Doors to first floor accommodation and airing cupboard.

Bedroom one

15'05 x 11'01 (4.70m x 3.38m)

Two double glazed windows to front and radiator.

Bedroom two

12'01 x 9'11 (3.68m x 3.02m)

Double glazed window to rear and radiator.

Bedroom three

9'07 x 5'08 (2.92m x 1.73m)

Double glazed window to side and radiator.

Bathroom

8'05 x 6'02 (2.57m x 1.88m)

Four piece suite comprising of a panelled bath, separate walk in shower, low level WC, pedestal wash basin, heated towel rail and double glazed window to rear.

Outside and garden

To the front of the property there is a small front garden enclosed by a brick wall and a side passage to the rear.

The rear garden is mainly laid to shingle creating a low maintenance space with a south westerly aspect. There are various established shrub beds and the garden is enclosed by hedging and fencing. There is a large shed with power and lighting at the bottom of the garden creating extra space for storage or home working.

Services

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

Tenure: freehold

Epc rating: D

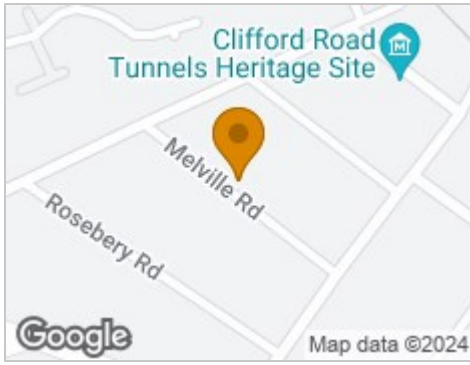
Council tax: B

Location

The property is situated to the east of Ipswich and is within walking distances of local shops and also within easy reach of Rose Hill Primary and Copleston High School. The town centre is also within easy reach with its shopping and recreational facilities as well as its rejuvenated water front with bars restaurants and marina. Ipswich main line railway station offers a fast and frequent rail service to London's Liverpool street, journey scheduled just over the hour.



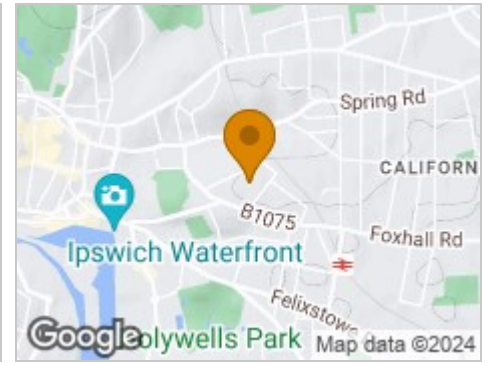
Road Map



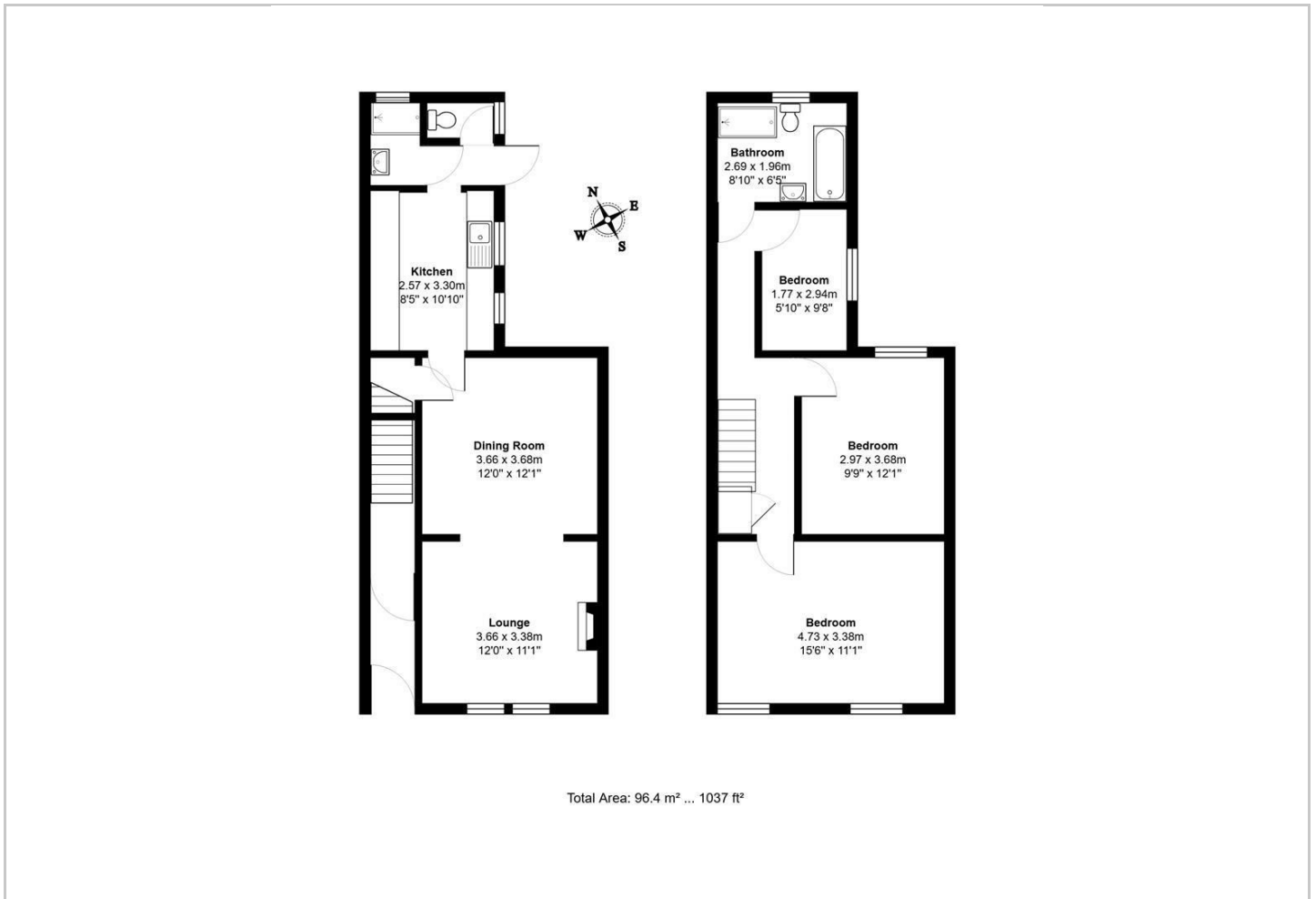
Hybrid Map



Terrain Map



Floor Plan

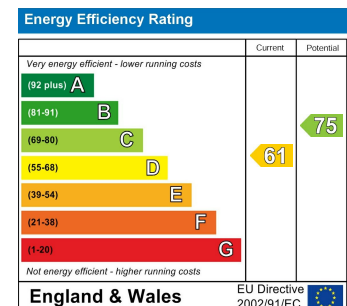


Viewing

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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