



# CharlesWright

PROPERTIES

Selling Properties the Wright Way



## 174 Colchester Road

Ipswich, IP4 4RL

**Guide price £345,000**





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## Description

Situated on the North East of Ipswich lying within the Northgate School area, is this three bedroom double bay semi detached home. Occupying a corner plot position the property offers fantastic potential for extension subject to planning and benefits from secure off road parking, a detached garage and outside utility fitted with kitchen units, stainless steel sink and space for appliances. Inside there is a spacious hall, a large sitting room/dining room and kitchen on the ground floor complimented by three bedrooms and a bathroom upstairs.

## Location

Colchester road is a desirable location north east of Christchurch Park and is within walking distance of local shops and St Alban's High School. The property also provides easy access to Ipswich Hospital as well as the Town centre and rejuvenated waterfront. Ipswich, the County Town of Suffolk, has wide range of amenities, with excellent schooling, recreational facilities and shopping centre. It also is on the mainline to London's Liverpool Street journey time just over the hour.

## Entrance hall

Double glazed door to front, stairs to first floor, under stair cupboard with window to side, radiator and carpet floor.

## Sitting room

14'05 x 12'04 (4.39m x 3.76m)

Double glazed double bay window to front, open fireplace, radiator and carpet floor.

## Dining room

15'09 x 9'11 (4.80m x 3.02m)

Double glazed double doors to rear, radiator and wood floor.

## Kitchen

12'02 x 8'00 (3.71m x 2.44m)

Double glazed door to rear and window side, storage cupboard housing the Vailant combination boiler, matching eye level and base units with worktops above, space for a fridge/freezer, integrated oven with gas hob above and tiled floor.

## Bathroom

7 x 6'04 (2.13m x 1.93m)

Double glazed window to front and side, p shaped panel bath with shower above, pedestal wash basin, low level wc, chrome heated towel rail and tiled flooring.

## Bedroom one

14'06 x 11'09 (4.42m x 3.58m)

Double glazed double bay window to front, radiator and carpet flooring.

## Bedroom two

12'00 x 10'09 (3.66m x 3.28m)

Double glazed window to rear, fitted mirrored wardrobes, radiator and carpet flooring.

## Bedroom three

8'11 x 7'00 (2.72m x 2.13m)

Double glazed window to rear, radiator and carpet flooring.

## Outside and gardens

The beautiful established gardens wrap around the

home with various shrub and flower beds. A lawned area is situated to the side with a patio area to the immediate rear of the home enjoying a south facing aspect. The parking is accessed via double gates on Leopold road where there is a driveway, detached garage and an outbuilding currently used as a utility room measuring 12'09 x 7'06.

### Services

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

Tenure: Freehold

Council tax band: C

Epc rating: D



Road Map



Hybrid Map



Terrain Map



Floor Plan

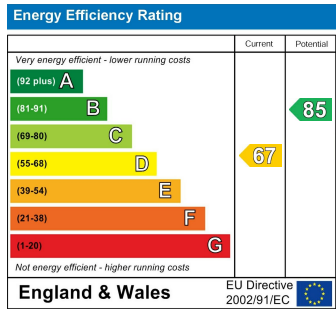


Viewing

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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