Charles Wright
PROPERTIES

Selling Properties the Wright Way

40 Cobbold Street

Ipswich, IP4 2DN

Guide price £310,000

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Description

An attractive characterful period town house with versatile accommodation, retaining many fine features including cast iron fireplaces, having the benefit of a large off road parking space to the rear of the property and situated close to the town centre. The accommodation is over three floors, with two bedrooms and a bathroom on the first floor, whilst off the front hall is a further bedroom and sitting room, with further stairs to the lower ground floor to a comprehensive fitted shaker kitchen, a sitting room, conservatory and cloakroom. From the conservatory doors lead out to a south facing rear garden with raised flower beds and a large personal parking space beyond.

Location

The location of the property is ideal, set to the preferred north east of Ipswich and within walking distance of Christchurch Park and the Town centre. Ipswich, the County Town of Suffolk offers a wide range of shopping and recreational facilities. The rejuvenated Ipswich water front is also easily accessible and offers excellent nightlife with bars and restaurants overlooking the marina. For the commuter Ipswich's mainline railway station offers a fast and frequent rail service to London's Liverpool Street. Journey scheduled just under the hour.

Entrance Hall

Stairs to first floor and lower ground floor, pine floor and radiator.

Sitting Room

11'6 x 10'9 (3.51m x 3.28m)

Double glazed sash window to front, cast iron fireplace and radiator.

Bedroom Three/reception

11'6 x 10'10 (3.51m x 3.30m)

Double glazed window to rear, cast iron fireplace, built in cupboard under the stairs, boxed in boiler and radiator

Stairs down to lower ground floor.

Kitchen

11'6 x 10'6 (3.51m x 3.20m)

Double glazed window to rear, comprehensively fitted shaker units under a granite work top incorporating a butler sink and cupboard under, integrated slim line dishwasher and washing machine, further work surfaces with cupboards under, fireplace housing double oven and built in four ring gas hob, range of eye level units, walk in cupboard with power. Doors to conservatory and inner hall.

Inner Hall

Cloakroom

low level wc and wall mounted wash basin

Sitting Room

13'6 x 11'6 (4.11m x 3.51m)

Double glazed window to front and double glazed door to courtyard, cast iron fireplace, built in cupboard and radiator.

Tel: 01394 446483

Conservatory
11 x 9 (3.35m x 2.74m)
Sliding double glazed doors to rear garden.

First floor landing
Access to loft, with ladder.

Bedroom One
13 x 11'6 (3.96m x 3.51m)
Double glazed sash window to front, cast iron fireplace, built in wardrobe, door to shower cubicle and radiator.

Bedroom Two
9 x 8'9 (2.74m x 2.67m)
Double glazed window to rear, fitted shelves and radiator.

Bathroom
11'8 x 4'6 (3.56m x 1.37m)
Double glazed window to rear, panelled bath with independent shower and a shower attachment, low level wc and wash hand basin with cupboard below and radiator.

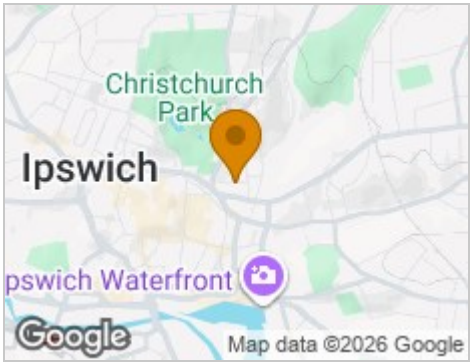
Outside and gardens
There is a front path to the front door and wrought iron gate with steps down to an internal courtyard with door to lower ground floor. The rear garden is 32' in depth and has been hard landscaped with raised flower beds, a palm tree and bamboo enclosed by a brick wall and fencing. Summer House with power and light. Beyond the gated garden is a large open parking space (19 x 14) with power and is access via Tudor Court off Woodbridge road.

Agents Notes
Services: Mains water, electricity, gas and drainage are connected to the property.
Tenure: Freehold
Council Tax: Band B
EPC: Band C
Local Authority: Ipswich Borough Council.

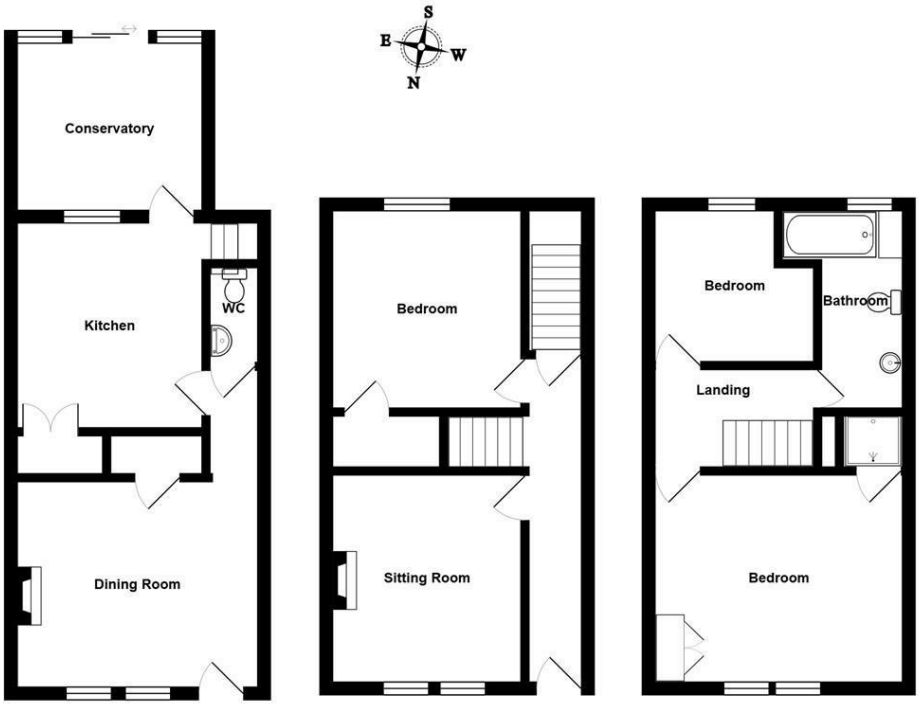
Road Map

Hybrid Map

Terrain Map



Floor Plan



Total Area: 111.6 m² ... 1202 ft²

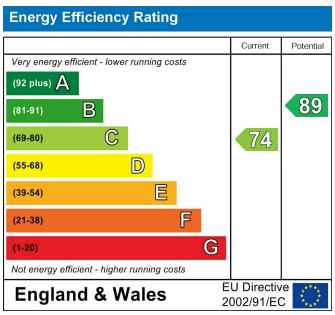
All measurements are approximate and for display purposes only

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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Regulated by Property Redress Scheme

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