



CharlesWright

PROPERTIES

Selling Properties the Wright Way



413 Spring Road

Ipswich, IP4 5LY

Guide price £160,000



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Description

An older style terraced house situated in the preferred eastern side of Ipswich. The property required some updating to bring it up to present days standard but benefits from double glazing and night storage heaters. The house has two receptions and a kitchen to the ground floor, which is complemented by two bedrooms and bathroom to the first floor. There is also a 30' rear garden with an outside store room and wc.

Location

The property is in a convenient and popular location situated to the north east of Ipswich Town Centre within walking distances of local shops and also in the highly regarded Copleston High School catchment area. The property is also within a short drive of Christchurch Park which is a beautiful park with a duck pond and Arboretum and the Town centre beyond.

Ipswich's town centre offers a wide range of amenities with shopping, and recreational facilities close by. There are a number of excellent restaurants and the rejuvenated waterfront with its marina.

For the commuter Ipswich has a mainline service to London's Liverpool Street, journey scheduled just over the hour.

Sitting Room

11 x 11'10 (3.35m x 3.61m)

Double glazed window to front and night storage heater.

Dining Room

11'10 x 11 (3.61m x 3.35m)

Double glazed window to rear, built in cupboard and night storage heater. Door to stairs to first floor and door to

Kitchen

8'4 x 6'9 (2.54m x 2.06m)

Double glazed window to side and half glazed door to outside. Fitted unit with sink unit and single drainer, cupboards under, adjacent work tops with built in four ring electric hob and oven under and extractor above. Eye level cupboards, tiled floor and heated towel rail.

Landing

Access to loft.

Bedroom One

11 x 10'11 (3.35m x 3.33m)

Double glazed window to front and night storage heater.

Bedroom Two

11'10 x 8 (3.61m x 2.44m)

Double glazed window to rear and night storage heater.

Bathroom

8 x 6'4 (2.44m x 1.93m)

Double glazed window to front, panelled bath and independent shower unit, low level wc and pedestal wash basin, built in airing cupboard and wall mounted electric heater.

Outside and Gardens

There is a small front garden retained by a brick wall.

The rear garden is approximately 30' in depth needing some attention all enclosed by panelled fencing. Attached to the rear of the house is a store room and outside wc with a high level system.

Agents Notes

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

Tenure: Freehold

EPC: Band D.

Council Tax: Band: A

Local Authority: Ipswich Borough Council.



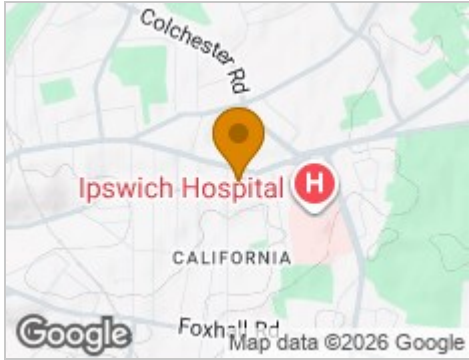
Road Map



Hybrid Map



Terrain Map



Floor Plan

413 Spring Road, Ipswich, IP45LY

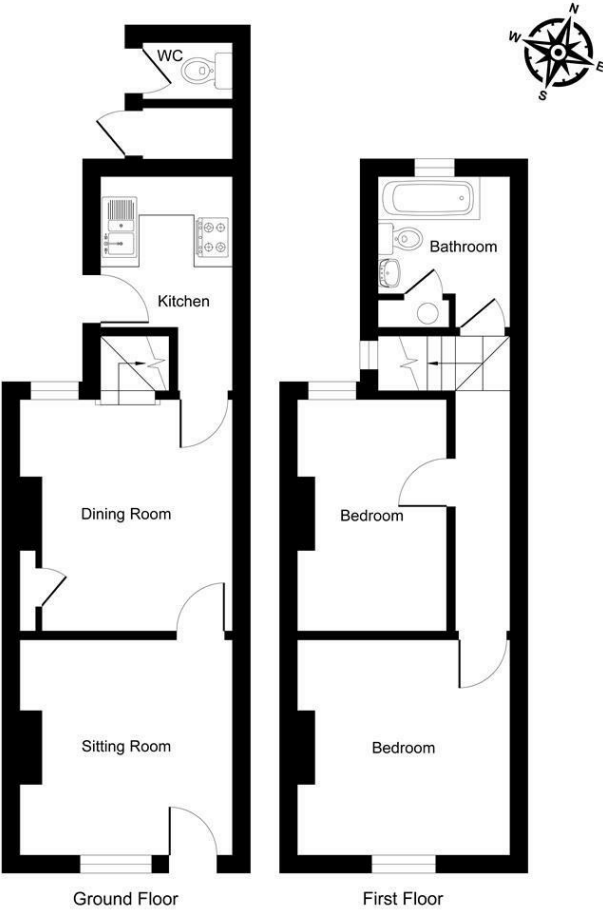


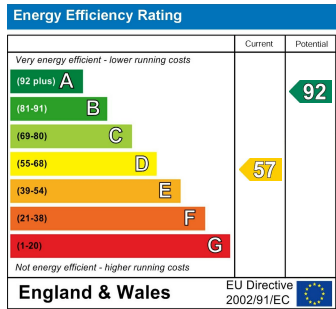
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Viewing

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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