Charles Wright
PROPERTIES

Selling Properties the Wright Way

101 Alan Road

Ipswich, IP3 8EZ

Guide price £210,000

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Description

A well presented two bedroom home dating back to 1883 forming part of Cambridge cottages situated on the popular east of Ipswich. Inside the accommodation comprises of an entrance porch, light and airy sitting/dining room, modern fitted kitchen, lower ground floor study/snug room and two double bedrooms and a bathroom upstairs. The property is fitted with double glazing and gas central heating through out, benefits from off road parking and enjoys a westerly facing garden approximately 140 ft. in length.

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.

Entrance porch

Double glazed door to front.

Sitting/dining room

24' x 10'04 (7.32m x 3.15m)

Double glazed window to front and rear, two radiators, feature gas fire with stone around, stairs to first floor and carpet flooring.

Kitchen

16'04 x 6'06 (4.98m x 1.98m)

Double glazed window to side and rear, matching eye level and base units with worktops above, integrated fridge/freezer, plumbing for washing machine and tumble dryer, integrated oven and hob, wall mounted boiler, tiled flooring and double glazed door to side.

Lower ground floor study

13'05 x 10 (4.09m x 3.05m)

Double glazed window to rear, radiator and wood effect flooring.

First floor landing

Loft access, carpet floor and doors to first floor rooms.

Bedroom One

12'02 x 10'01 (3.71m x 3.07m)

Double glazed window to front, radiator and carpet flooring.

Bedroom two

10'02 x 8'04 (3.10m x 2.54m)

Double glazed window to rear, radiator, fitted cupboard and wood effect flooring.

Bathroom

9'02 x 6'04 (2.79m x 1.93m)

Double glazed window to rear, p shaped panelled bath with shower above, pedestal wash basin, low level wc, radiator and vinyl flooring.

Services

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

Tel: 01394 446483

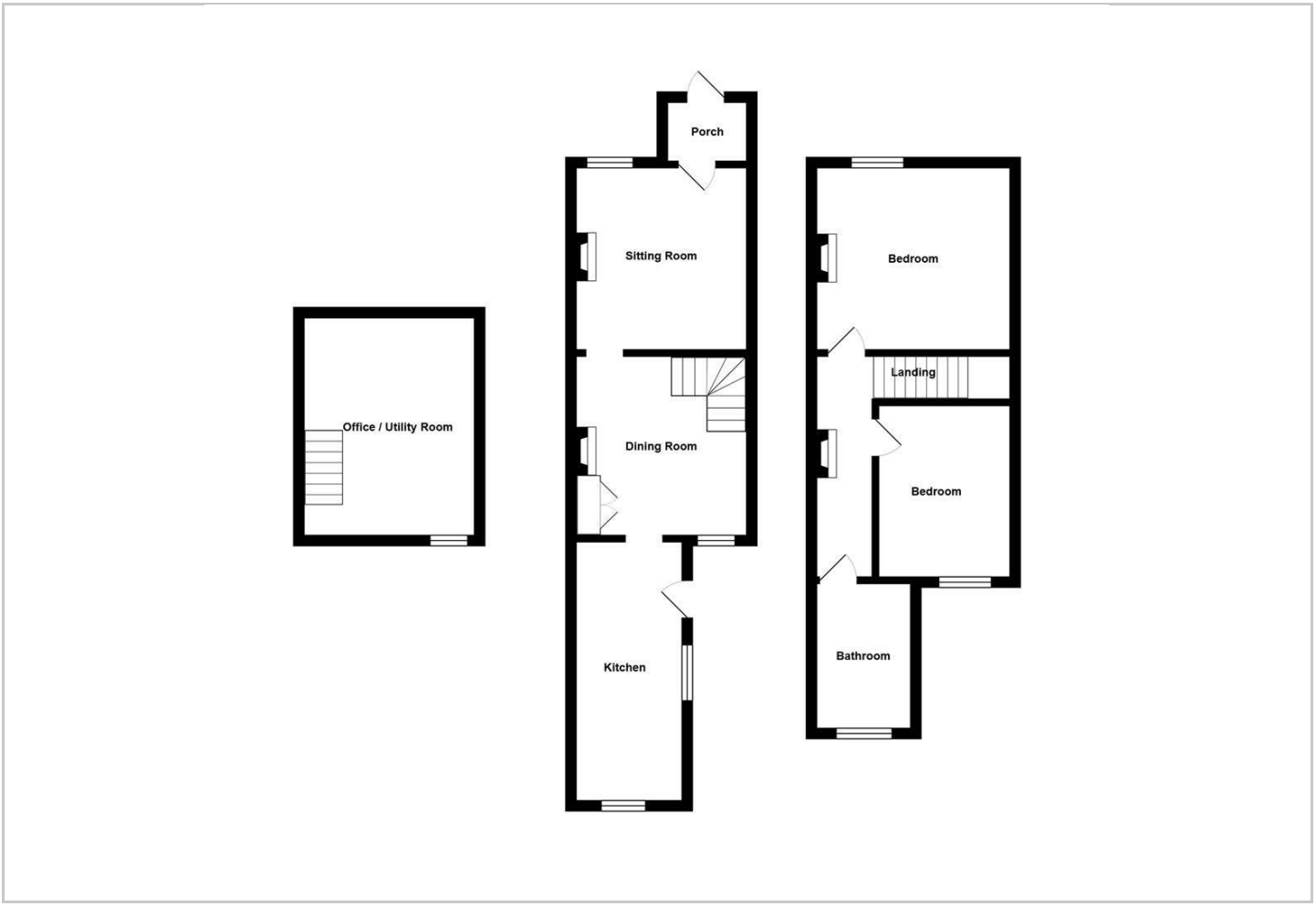
Tenure: Freehold
Epc: E
Council tax band: A

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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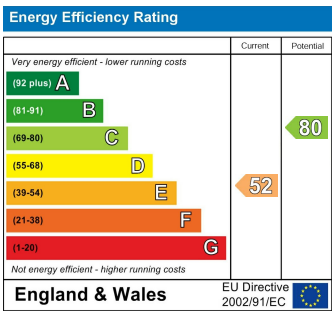
Energy Efficiency Graph



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Regulated by Property Redress Scheme

Company Number: 13289409