



CharlesWright

PROPERTIES

Selling Properties the Wright Way



15 Lanercost Way

Ipswich, IP2 9DL

Guide price £235,000



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Description

A three bedroomed semi detached house in need of modernisation in a popular location to the south of Ipswich's town centre. The property offers a great opportunity to alter the layout of the accommodation or potential to extend the house subject to planning permission. The property benefits from double glazing, off road parking for a number of vehicles and has a good sized garden.

Location

The house is situated on the southwest of Ipswich's town centre, within Stoke Park and within walking distance of the local supermarket, as well as close to local other amenities and schools for age groups. The town centre is close at hand with its flourishing shopping centre, rejuvenated water front with bars and restaurant and Ipswich's mainline railway station with direct service to London's Liverpool Street.

Entrance Hall

6 x 3 (1.83m x 0.91m)

Radiator and door to

Sitting Room

16 x 11'10 (4.88m x 3.61m)

Double glazed window to front, stair flight to first floor, wall mounted gas fire and radiator. Double doors to

Dining Room

12 x 7'9 (3.66m x 2.36m)

Double glazed window to rear and radiator. Opening onto

Kitchen

12 x 7'10 (3.66m x 2.39m)

Double glazed window to side and half glazed door to rear garden. Fitted units incorporating stainless steel sink unit and single drainer with cupboards under and plumbing for washing machine. Further work surfaces with cupboards under and a range of eye level units. Cupboard understairs housing the gas fired boiler.

Landing

Double glazed window to side, built in airing cupboard and access to loft.

Bedroom One

12 x 9 (3.66m x 2.74m)

Double glazed window to front and radiator.

Bedroom Two

11'10 x 8'6 (3.61m x 2.59m)

Double glazed window to rear and radiator.

Bedroom Three

7'3 x 6'10 (2.21m x 2.08m)

Double glazed window to front and radiator.

Bathroom

6'6 x 6 (1.98m x 1.83m)

Double glazed window to rear, panelled bath, low level wc, wash hand basin and radiator.

Outside and Gardens

There is hardstanding to the front of the property with a driveway adjacent running down the side of the property down to a garage with an up and over door. There is a patio to immediate rear of the property leading onto a lawned garden with flower and shrub beds. Green house. Beyond is a four tiered garden with lawn and shrubs all enclosed in panel fencing.

Agents Note

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

Tenure: Freehold

EPC: Band D

Council Tax: Band: B

Local Authority: Ipswich Borough Council.



Road Map



Hybrid Map



Terrain Map



Floor Plan



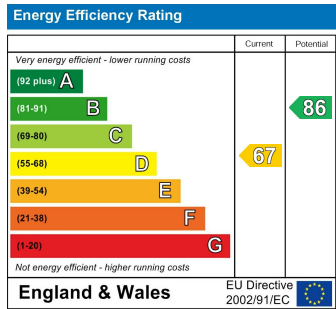
Total Area: 90.6 m² ... 975 ft²

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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Company Number: 13289409