



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



### 193 Spring Road

Ipswich, IP4 5NQ

**Guide price £200,000**



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## Description

A recently renovated semi detached house situated in the preferred eastern side of Ipswich. The property has undergone a programme of refurbishment including a new kitchen with built in oven, hob and extractor fan and installation of a new gas central heating system by radiators. The property has also fitted with new floor coverings and benefits from double glazed windows.

## 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.

## Entrance Hall

Stairs to first floor and doors to both receptions.

## Sitting Room

13 x 12 (3.96m x 3.66m)

Bay window to front, sealed fireplace, meter cupboard and radiator.

## Dining Room

12 x 10'6 (3.66m x 3.20m)

Window to rear, cast iron fireplace, cupboard downstairs and radiator.

## Kitchen

9'2 x 7 (2.79m x 2.13m)

Window to side and double glazed door to garden. Modern units with fitted worktop with cupboards and drawers under, built in electric hob and oven and extractor above. Range of eye level units and radiator.

## Second Kitchen

7'5 x 7 (2.26m x 2.13m)

Matching fitted units incorporating stainless steel sink unit and single drainer, cupboards under, plumbing for washing machine. Radiator and door to

## Bathroom

7'4 x 5'10 (2.24m x 1.78m)

Window to side, white suite comprising of panelled bath, wash hand basin, chrome heated towel rail and door to

## Cloakroom

4'3 x 3'7 (1.30m x 1.09m)

Window to rear, low level wc and radiator.

## First floor landing

### Bedroom One

12'1 x 10'6 (3.68m x 3.20m)

Window to front, built in cupboard housing gas fired boiler, and radiator.

### Bedroom Two

12 x 10'6 (3.66m x 3.20m)

Window to rear, radiator and door to

### Bedroom Three

10 x 7 (3.05m x 2.13m)

Window to rear and radiator.

## Outside and Gardens

There is a gravel hardstanding to the front of the property with a side path to the front door and back garden. There is a good sized rear garden mainly laid to lawn and enclosed by 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: A

Local Authority: Ipswich Borough Council.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### 193 Spring Road, Ipswich, IP4 5NQ



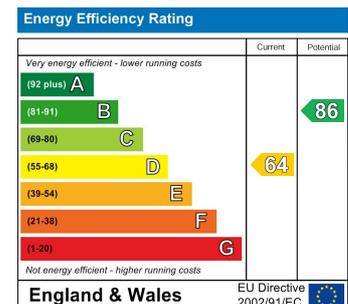
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## Viewing

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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