



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



### 106 Victoria Street

Ipswich, IP1 2JX

**Guide price £190,000**



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## Description

A spacious three bedroom home situated in West Ipswich providing excellent access to the Town centre and local amenities. The accommodation comprises of an entrance hall, sitting room/dining room, kitchen, utility, bathroom and garden room on the ground floor. To the first floor the landing provides access to the three bedrooms, with an ensuite shower room to bedroom one.

## Location

The Town of Ipswich offers a range of amenities including various shops, restaurants, a hospital, theatre, cinema and beautiful parks. There is schooling for all age groups in both state and private sectors as well as a university. The mainline railway station offers direct links to London Liverpool Street. The vibrant waterfront marina with restaurants and bars. The A14/A12 commuter links are also within easy reach.

## Entrance hall

Doors to principle ground floor rooms and stair flight to first floor.

## Dining room

12'03 x 12'00 (3.73m x 3.66m)

Radiator and double glazed window to front.

## Sitting room

11'10 x 10 (3.61m x 3.05m)

Single glazed double doors to rear, fire place.

## Kitchen

13'04 x 7'10 (4.06m x 2.39m)

White shaker kitchen units with worktops above, integrated oven, integrated hob, space for a

fridge/freezer, singled glazed door and window to side.

## Utility

5'03 x 4'03 (1.60m x 1.30m)

Single glazed window to side, wall mounted boiler, plumbing for a washing machine and tumble dryer.

## Bathroom

7'03 x 6'04 (2.21m x 1.93m)

Three piece suite comprising a corner bath with shower above, wash basin, low level wc, double glazed window to rear and radiator.

## First floor landing

### Bedroom One

12'06 x 10'09 (3.81m x 3.28m)

Double glazed window to front, radiator and two fitted wardrobes.

### Ensuite

6'06 x 3'0 (1.98m x 0.91m)

Shower cubicle and wash basin.

### Bedroom Two

12'01 x 10 (3.68m x 3.05m)

Double glazed window to rear and radiator.

### Bedroom Three

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

Double glazed window to side and radiator.

## Outside and gardens

There is an enclosed front garden laid to shingle with a path leading to the front door. The rear garden is mainly laid to lawn with some flower beds and a decking area under a pergola.

## Services

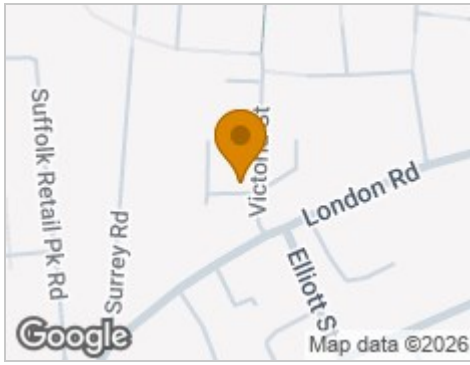
We understand mains electric, gas, water and drainage are connected to the property.

Tenure: Freehold

Council Tax: B



## Road Map



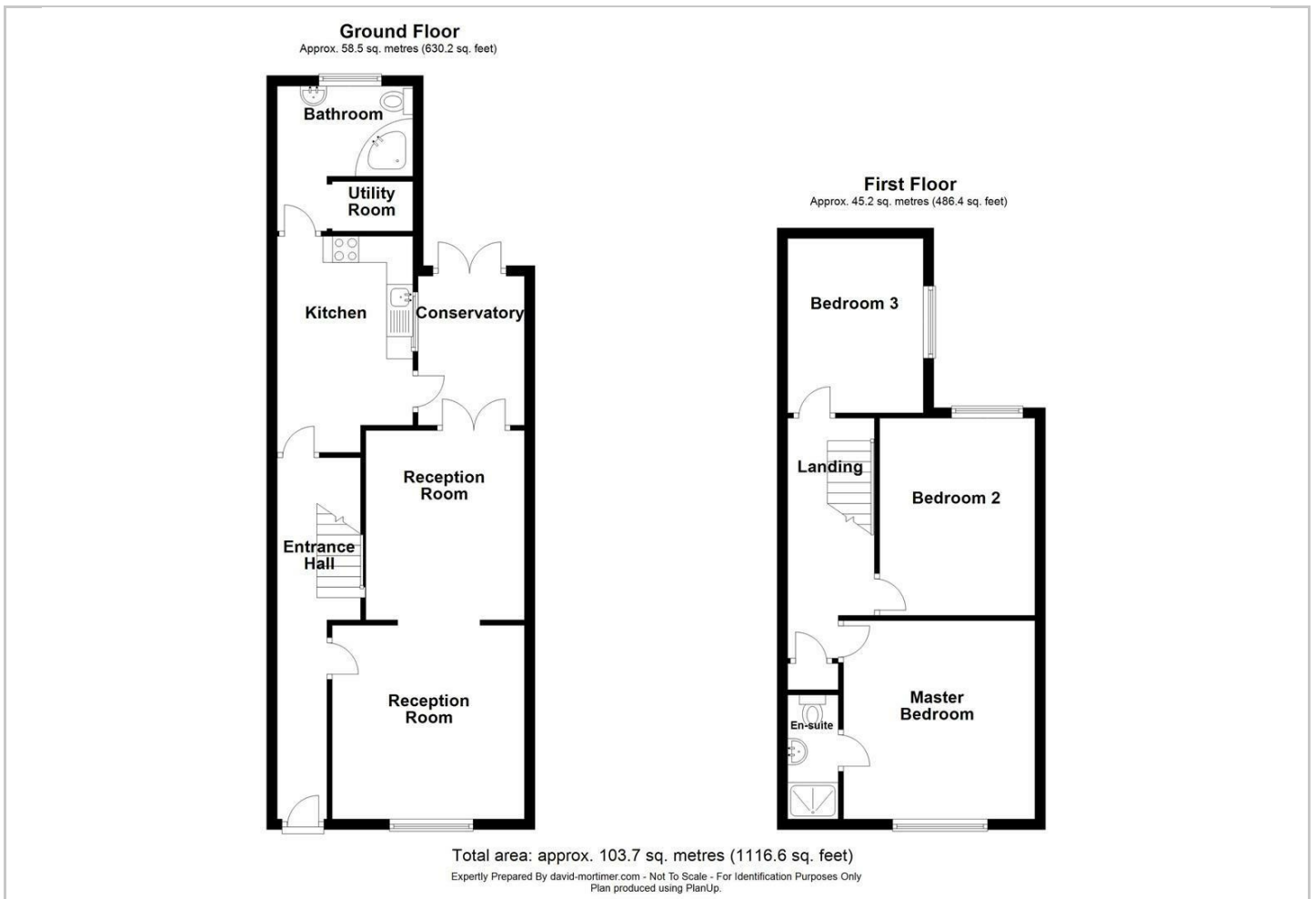
## Hybrid Map



## Terrain Map



## Floor Plan

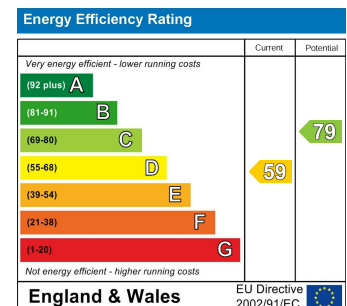


## Viewing

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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