



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



## 28 Holcombe Crescent

Ipswich, IP2 9QL

**Guide price £285,000**



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## Description

A spacious three bedroom semi-detached bungalow offered for sale with no onward chain. Inside there is an entrance hall, large sitting room/dining room, a fitted kitchen opening onto the conservatory, three good-sized bedrooms and bathroom. The property has the benefit of gas central heating and double glazing throughout but does requires some updating.

## Location

The property is situated on the south west of Ipswich's town centre, within a short walk to local shops and amenities as well as 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

Double glazed door to front and door to accommodation.

## Sitting/dining room

16'09 x 16'05 (5.11m x 5.00m)

Double glazed window to front, two radiators and carpet flooring.

## Kitchen

13'02 x 8'02 (4.01m x 2.49m)

Double glazed door and window to rear, matching eye level and base units with worktops above, stainless steel sink, plumbing for washing machine, space for oven with extractor above, space for fridge/freezer, radiator and tile effect flooring.

## Conservatory

11'02 x 8'10 (3.40m x 2.69m)

Double glazed windows and door to side and tiled flooring.

## Bathroom

8 x 7'04 (2.44m x 2.24m)

Double glazed window to rear, panelled bath with shower attachment, pedestal wash basin, low level wc, radiator and carpet flooring.

## Bedroom One

10'11 x 9'10 (3.33m x 3.00m)

Double glazed window to front, radiator and carpet flooring.

## Bedroom two

10'10 x 10'01 (3.30m x 3.07m)

Double glazed double doors to rear, radiator and carpet flooring.

## Bedroom three

10'11 x 7'10 (3.33m x 2.39m)

Double glazed window to side, radiator and carpet flooring.

## Outside and gardens

The property enjoys established front and rear gardens. To the front is a lawned area with flower beds and shrubs, A driveway to the side provides off road parking and a pedestrian gate to the rear. The rear garden benefits from a large patio area, a brick built outbuilding and a lawn with various flower and shrub beds. It is all enclosed by hedging and fencing.

## Services

Tel: 01394 446483

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

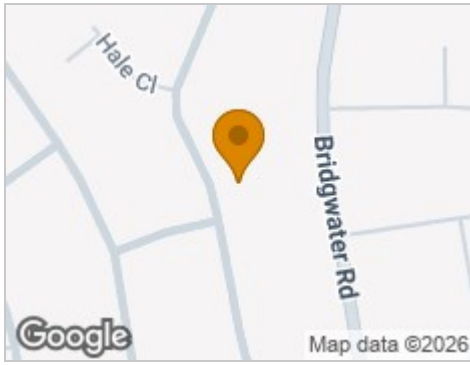
Tenure: Freehold

EPC rating: TBC

Council tax band: C



## Road Map



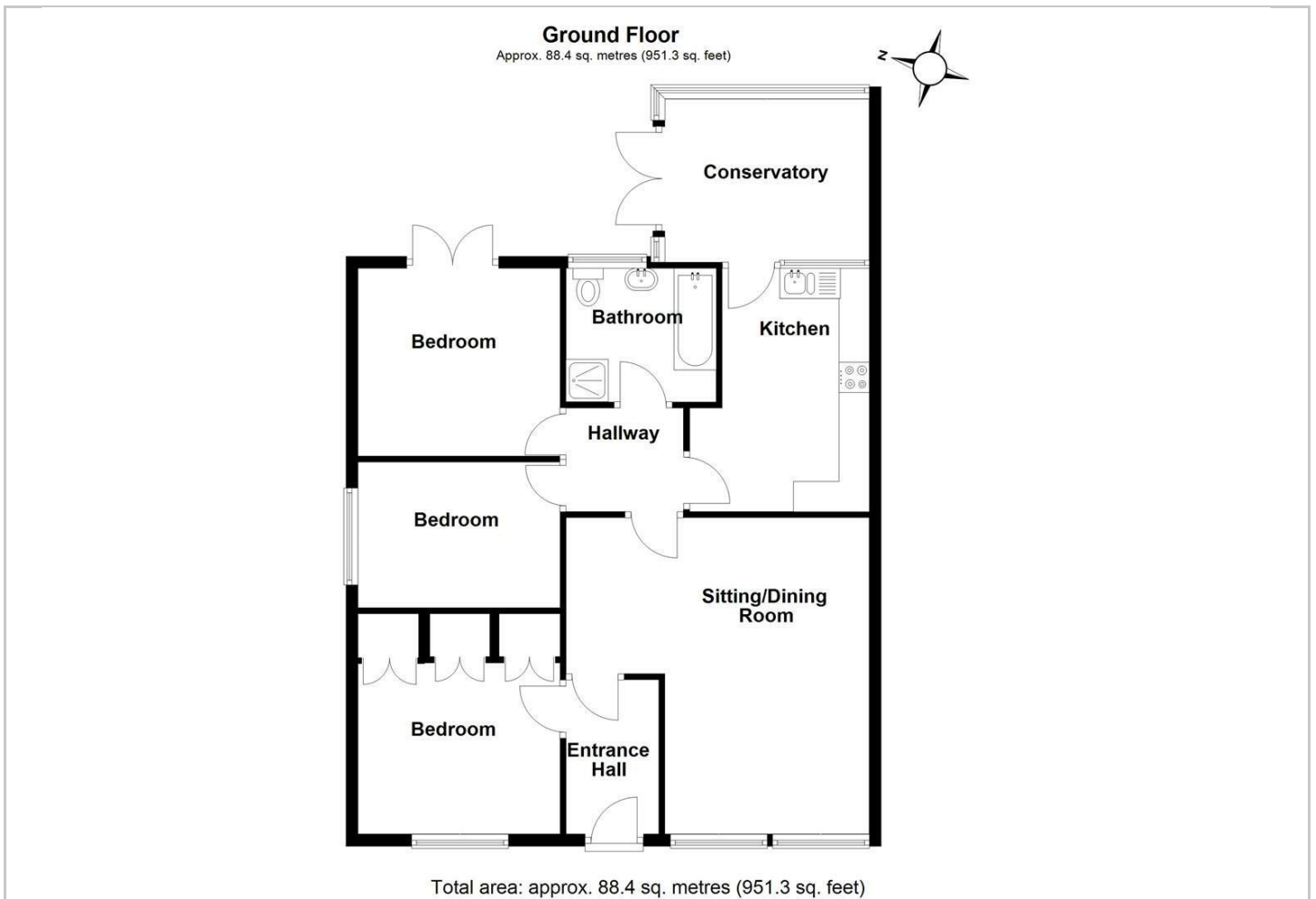
## Hybrid Map



## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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