



CharlesWright

PROPERTIES

Selling Properties the Wright Way



138 Waveney Road

Ipswich, IP1 5DG

Guide price £230,000



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Description

An immaculately presented three bedroom home with garage and beautiful landscaped gardens. This property has been extremely well kept with recent upgrades including a modern kitchen and shower room, re-decoration, double glazing and upgraded heating system. The accommodation downstairs comprises an entrance hall, a good sized sitting/dining room with a large storage cupboard that could be converted to a cloakroom, a fantastic light and airy kitchen/dining room overlooking the garden. Upstairs is a spacious landing with stunning vaulted ceiling and feature window, a shower room, two double bedrooms with fitted storage, a further bedroom with vaulted ceiling and fitted sharps sliding wardrobe.

Location

Waveney Road is situated to the West of Ipswich and lies within easy walking distance to local shops, the town centre and schools. Ipswich offers a wide range of shopping and recreational amenities as well as the rejuvenated Water front and Marina. Ipswich's mainline railway station offers a fast and frequent rail service to London's Liverpool Street, journey time just over the hour.

Entrance hall

6'05 x 4'02 (1.96m x 1.27m)

Double glazed door to front, built in cupboard housing electric meters, LVT flooring and door to accommodation.

Kitchen/dining room

20'11 x 13'10 (6.38m x 4.22m)

Double glazed door and window to rear, white gloss eye level and base units with worktops above, space for a fridge/freezer, plumbing for the washing machine, tumble dryer and dishwasher, integrated double oven, gas hob, radiator and vinyl flooring.

Sitting room

13'09 x 9'08 (4.19m x 2.95m)

Double glazed windows to front, mantel piece with electric fire, two radiators and LVT flooring.

First floor landing

Double glazed window to front, radiator and carpet flooring.

Bedroom one

13'10 x 9'10 (4.22m x 3.00m)

Double glazed window to front, radiator and carpet flooring.

Bedroom two

12'09 x 8'08 (3.89m x 2.64m)

Double glazed window to rear, radiator, built in storage cupboard and carpet flooring.

Bedroom three

9'07 x 7'07 (2.92m x 2.31m)

Double glazed window to front, built in sliding wardrobes, radiator and carpet flooring.

Shower room

9'01 x 4'10 (2.77m x 1.47m)

Double glazed window to rear, walk in shower cubicle, white gloss vanity housing the sink with illuminated mirror above, low level wc, heated towel rail and LVT flooring.

Outside and gardens

The vendor has recently landscaped the gardens creating a beautiful but low maintenance space. The front garden is enclosed by brick wall with a pedestrian gate and path leading to the front door. The rear enjoys an under cover sandstone patio area, flower bed borders with the remainder laid to

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shingle with a stepping stone path leading to the shed and summer house. The summer house has power and lighting and has been tastefully decorated creating a relaxing space. There is a garage with parking to the front in a communal block.

Tenure: Freehold
Epc rating: C
Council tax band: B

Services

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

138 Waveney Road, Ipswich, IP1 5DG

Kitchen/
Breakfast Room

St

Lounge

Porch

Bedroom

Bathroom

Landing

Bedroom

Bedroom

Ground FloorFirst Floor

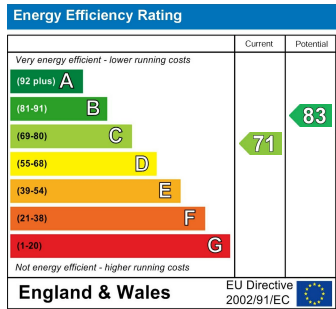
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Viewing

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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