Wainwrights

Offers over £180,000

Stratford Road, Ipswich, IP1



3 Bedrooms

1 Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
enquiries@wainwrights.co.uk

01394 275276

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Wainwrights are pleased to present this three-bedroom terraced house, stuated in the popular North Western suburbs of Ipswich, within easy walking distance of both St Albans Catholic and Castle Hill schools. Local shops and recreational parks are nearby. Good transport links, such as the A14 and Ipswich railway station (with direct service to London Liverpool Street) are also within easy reach. The property boasts a good sized south facing rear garden and a pivate garage. Internally there is a welcoming entrance hallway, a large lounge/diner and a kitchen that leads into the garden. Upstairs there are three bedrooms, as well as the bathroom. The property has been well maintained but would benefit from some modernisation.

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Entrance Hallway *3.50m x 1.67m (11' 6" x 5' 6")*
A partially glazed front door opens into a bright and spacious hallway with wood-effect laminate flooring and a radiator. Stairs rise to the first floor, with doors leading to the ground-floor accommodation.

Through Lounge/Diner *7.00m x 3.70m narrowing to 2.61m (23' x 12' 2")*
A spacious reception room with UPVC double-glazed windows to the front and rear, providing natural light throughout. There is space for separate seating and dining areas, two radiators, a wooden fire surround with an inset gas fire and a built-in low-level cupboard. A sliding door leads to the kitchen.

Kitchen *3.16m x 2.72m (10' 4" x 8' 11")*
Fitted with a range of matching wall and base units with drawers, wood-effect laminate worktops and an inset single-drainer sink. Appliances include a four-ring electric hob and an integrated double oven, with space and plumbing for a washing machine. The room has fully tiled walls, tile-effect vinyl flooring and an understairs cupboard housing the gas and electricity meters and consumer unit. A UPVC double-glazed window overlooks the rear garden, with a partially glazed UPVC door providing access outside.

First-Floor Landing *2.60m x 1.80m at widest and longest points (8' 6" x 5' 11")*
A carpeted landing with a loft access hatch and doors to all first-floor rooms.

Bedroom One *3.74m x 3.30m (12' 3" x 10' 10")*
A double bedroom with a UPVC double-glazed window to the front, a radiator, carpeted flooring and coving to the ceiling.

Bedroom Two *3.54m x 3.20m (11' 7" x 10' 6")*
A further double bedroom with a UPVC double-glazed window overlooking the rear garden, a radiator and carpeted flooring. A built-in cupboard houses the Worcester gas combination boiler.

Bedroom Three *2.70m x 2.06m at longest and widest points (8' 10" x 6' 9")*
With a UPVC double-glazed window to the front, a radiator and carpeted flooring. A built-in cupboard over the stairs provides shelving and hanging space. This room could also serve as a home office.

Bathroom *1.80m x 1.60m (5' 11" x 5' 3")*
Fitted with a bath with an electric shower over, a wash basin and WC. Features include fully tiled walls, wood-effect vinyl flooring, a heated towel rail, a wall-mounted electric heater and an obscure UPVC double-glazed window to the rear.

Outside Front

The front garden is mainly laid to lawn, with a path leading from the gate to the front door and planted borders to the sides. A low brick wall marks the front boundary, with low timber fencing to either side.

Rear Garden

Accessed directly from the kitchen, the south facing rear garden has a patio area and a paved pathway extending to a pedestrian gate at the far end. The garden is mainly laid to lawn, with established borders containing roses and other flowering shrubs. Fencing towards the end of the garden screens a bin storage area, while timber fencing with concrete posts and gravel boards encloses the side boundaries. The rear gate provides padestrian access to the garage.

Garage *4.53m x 2.52m (14' 10" x 8' 3")*

Located in a block at the rear of the property, with vehicular access via a driveway beside number 38. The garage is brick-built, with a concrete floor, a sloping felt roof and an up-and-over door opening onto the rear access area. A pedestrian gate beside the garage provides direct access to the rear garden and the house.

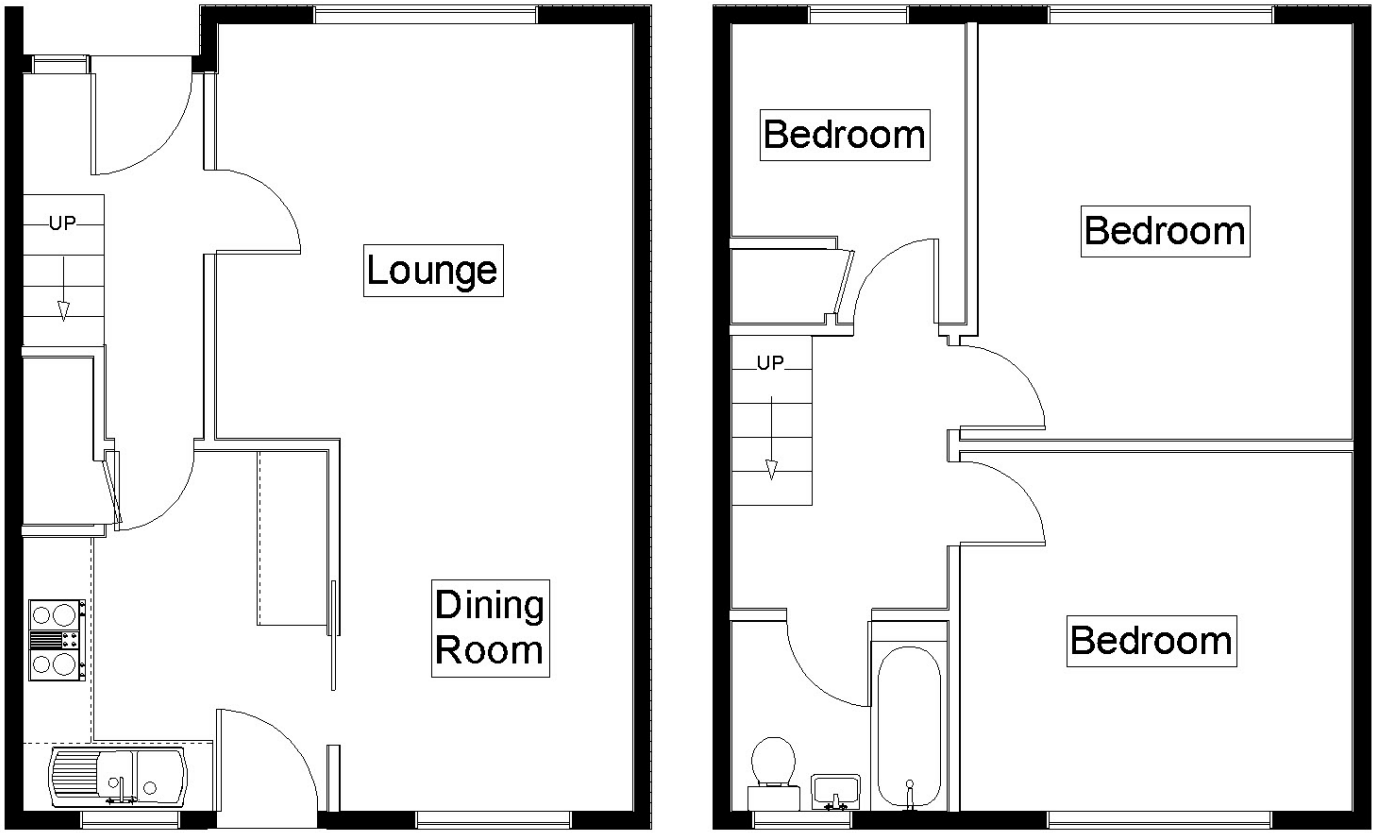
Additional Information

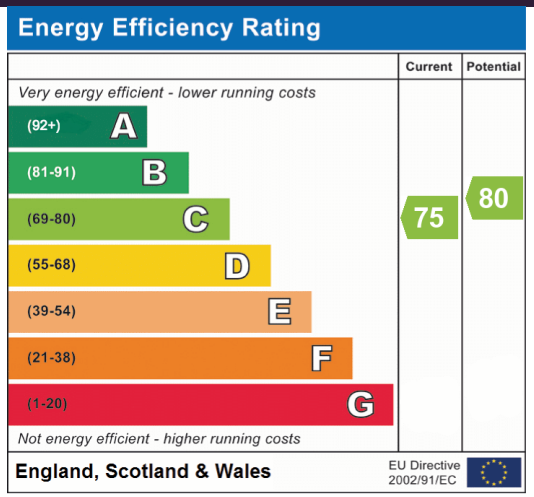
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