



Bolton Lane | | Ipswich | IP4 2BT

£155,000

NICHOLAS
— ESTATES —

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A two double bedroom mid-terrace house situated within a few minutes walk of Christchurch Park, offered with no onward chain. The accommodation comprises, entrance hall, lounge, dining room, kitchen, downstairs shower room and a covered garden room. The first floor offers two double bedrooms and a four piece bathroom. Outside the garden is fully enclosed to the rear, with an attached outbuilding. The property provides an opportunity to create a lovely characteristic town centre home.

- No Chain
- Two Double Bedrooms
- Two Reception Rooms
- Shower Room & Bathroom
- Walking Distance To Christchurch Park

Entrance Hall

Front aspect door, brush mat floor, step to parquet floor, radiator, stairs to first floor and doors to:

Living Room

12'1 x 12'0 (3.68m x 3.66m)

Front aspect double glazed window, radiator, carpet and fireplace.



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Dining Room

14'5 x 10'2 (4.39m x 3.10m)

Rear aspect double glazed double doors to garden room, door to kitchen, parquet floor, understairs cupboard, fireplace and radiator.

Kitchen

14'5 x 8'4 (4.39m x 2.54m)

Side aspect door, side aspect double glazed window, wood effect vinyl floor, worksurface, one and a half bowl stainless steel sink and drainer,, gas hob, electric oven, space and plumbing for washing machine, recessed spot lights and bi-fold doors to:

Shower Room

Rear aspect double glazed window, low level flush WC, hand wash basin, bidet, tiled floor, tiled walls, shower cubicle and radiator.

Garden Room

17'6 x 5'9 (5.33m x 1.75m)

Rear aspect door, vintage washing station and vinyl floor.

Landing

Carpet and doors to:

Bedroom One

15'6 x 12'0 (4.72m x 3.66m)

Front aspect double glazed window, radiator, carpet and over stairs cupboard.

Bedroom Two

14'8 x 10'1 (4.47m x 3.07m)

Rear aspect double glazed window, radiator, exposed floor boards, feature fireplace and door to:

Bathroom

Rear aspect double glazed window, vinyl flooring, radiator, foot bath, tiled shower cubicle, low level flush WC, hand wash basin, gas fired combination boiler.



Council Tax Band A EPC Rating C

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	83
(55-68) D	71
(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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