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Anglesea Road

North of Town Centre, Ipswich, IP1 3PJ

Guide price £225,000

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At the front of the property a car park space for No:97 is included as part of the property. There is a wooden gate giving access from this car park space through to the garden of No:97.

The property is conveniently located in Anglesea Road with only a 10 minute walk into Ipswich town centre and the Christchurch park area, north of the town. Additionally Ipswich station is only a 20 minute walk away and easy access onto the A12/A14.

Front Garden

The front is accessed via a private gate with the remainder of the front laid to lawn to mature shrubs and access round to the rear garden and there is also an allocated parking space.

Entrance Hallway

Accessed by an entrance door, stairs rising to the first floor and doors to the kitchen / diner and the lounge.

Lounge

15'6" x 8'11 (4.72m x 2.72m)

Two sash windows to dual aspects, the focal point of the room is a lovely Art Deco fireplace with tiled surround and hearth with open fire inset, carpeted flooring, radiator and door giving access to the conservatory.

Kitchen / Diner

15'6" x 12'3" (4.72m x 3.73m)

In the dining area is a window to front, exposed unglazed terracotta tiled floor, smooth ceiling, storage cupboard and access to the kitchen area. The kitchen area has two windows to rear, wood effect flooring, space for a fridge, space for a cooker, space and plumbing for a washing machine, space for a tumble dryer, single drainer stainless steel sink inset in a rolled edge worksurface with cupboards and drawers under and matching above, tiled splash-backs, textured ceiling, spotlighting and a storage space under the stairs.

Conservatory

9'9" x 7'5" (2.97m x 2.26m)

The conservatory is of a UPVC and double glazed construction and southerly facing making this a very sunny and pleasant room especially in the spring and autumn with UPVC double glazed double doors giving access to the garden, door into the lounge and tiled flooring.

First Floor Landing

Window to rear and doors giving access to both bedrooms and the shower room.

Bedroom One

10'10" x 12'3" (3.30m x 3.73m)

Window to front, picture rail, cast iron feature fireplace, cupboard housing recently replaced wall mounted Ideal Logic combi boiler , walk-in wardrobe, carpeted flooring, radiator and door giving access to the shower room. There is more than enough room in this main bedroom for a desk in front of the winodw which would make a lovely place to work or unwind.

Bedroom Two

15'6" x 8'10" (4.72m x 2.69m)

A lovely double aspect room with sash windows to front and side which is easterly facing making this a lovely sunny and pleasant room, especially in the mornings, picture rail, carpeted flooring, smooth ceiling and a radiator.

Shower Room

10'9" x 4'4" (3.28m x 1.32m)

A Jack and Jill style shower room with a door leading from both bedroom one and the landing, feature

window to rear and a further part obscured window to rear which are southerly facing making this a very pleasant and sunny room for a good part of the day. Recently replaced luxury double walk-in shower cubicle with rainfall overhead shower and handheld shower, vanity wash hand basin with Victorian style mixer tap, Victorian style low-level W.C., tiled flooring, smooth ceiling, a heated towel rail and fully tiled period walls in the shower area and half tiled in the remainder of the bathroom.

Rear Garden

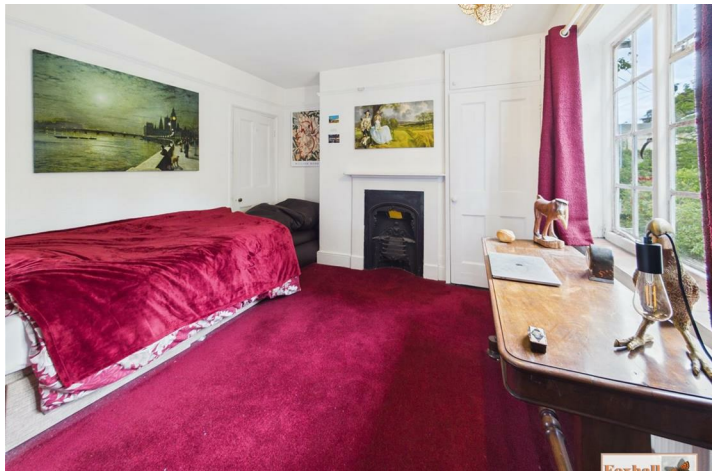
Enclosed by a high brick wall is mainly laid to lawn with flower and shrub boarders and is southerly facing making this a real sun trap. There is also a garden area at the side of the house with steps, making this ideal for sitting out and enjoying a mid morning cuppa, afternoon glass of wine or alfresco dining. Courtesy of established trees and shrubs is unoverlooked from the rear providing shelter and seclusion and is well established with flowers, shrubs and tress.

Parking

At the front of the property there is a car park serving this property and the adjacent property which is allocated to 97. There is a wooden gate giving access from the car park area through to the garden of 97.

Agents Notes

Tenure - Freehold
Council Tax Band - B
Please note that the property is situated within a conservation area. If help and guidance is required regarding any restrictions this may place upon the property in terms of potential renovations plans, please contact a member of staff.
The strip of driveway between the front entrance and the parking space that forms part of the title to No:97 Anglesea Road has a right of way to No:97 to cross and 97 is also jointly responsible for any maintenance on the shared part of that driveway.



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Road Map

Hybrid Map

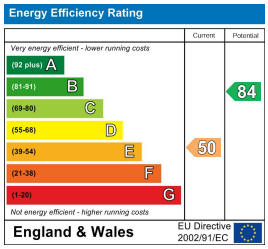
Terrain Map

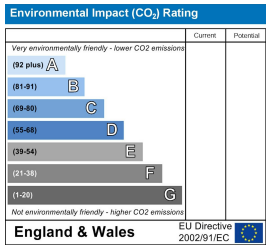
Floor Plan

Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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