



CharlesWright

PROPERTIES

Selling Properties the Wright Way



35 Maidenhall Green

Ipswich, IP2 8PH

Guide price £225,000



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Description

A well presented three bedroom end terrace home overlooking the wooded green to the front. Offering good sized accommodation, comprising of an entrance hall, sitting room, fitted modern kitchen, newly fitted shower room whilst complimented by two double bedrooms and a generous single bedroom upstairs. There are immaculate front and rear gardens with potential to create further off road parking to the rear.

Location

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station with a journey time of approximately 1hr 15mins. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Entrance hall

Double glazed door to front, stairs to first floor, with cupboard under, radiator, oak flooring and doors to accommodation.

Sitting room

13'06 x 11'11 (4.11m x 3.63m)

Double glazed window to front and side, fireplace with gas effect fire, radiator and oak flooring.

Kitchen

13'05 x 8'04 (4.09m x 2.54m)

Double glazed window and door to rear, matching white shaker kitchen units with work tops above, integrated over and gas hob, integrated dishwasher, plumbing for washing machine, integrated fridge/freezer, radiator, vaillant wall mounted boiler and tiled flooring.

Shower room

5'07 x 5'02 (1.70m x 1.57m)

Double glazed window to rear, chrome heated towel rail, shower cubicle, vanity unit with wash basin, low level wc and tiled flooring.

First floor landing

Loft access, carpet flooring and access to bedrooms.

Bedroom one

11'11 x 8'05 (3.63m x 2.57m)

Double glazed window to front and side, fitted wardrobes, radiator and oak flooring.

Bedroom two

13'05 x 8'05 (4.09m x 2.57m)

Double glazed window to rear, radiator and oak flooring.

Bedroom three

Double glazed window to front, radiator and carpet flooring.

Outside and gardens

To the front of the property is a well kept front lawn with flower beds, a path leading to the front door and side access to the rear. Immediately to the rear is a large decking area with steps down to a lawn area with two wooden sheds, a brick built outbuilding, flower and vegetable beds all enclosed by fencing. A rear gate gives access to a parking space to the rear.

Services

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

Local Authority: Ipswich Borough Council.

Tenure: Freehold

Council tax band: B

EPC register: D



Road Map



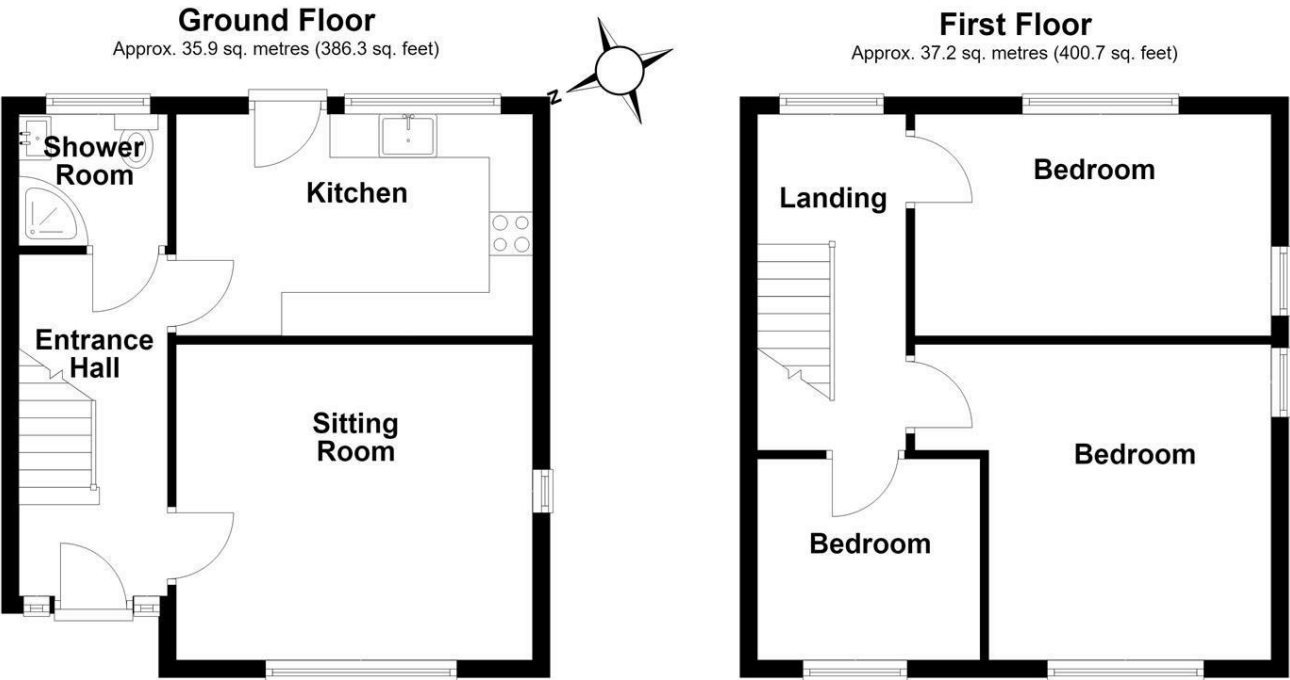
Hybrid Map



Terrain Map



Floor Plan

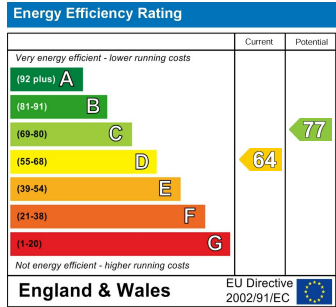


Viewing

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



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