Charles Wright
PROPERTIES

Selling Properties the Wright Way



49 Alan Road

Ipswich, IP3 8EY

Guide price £220,000

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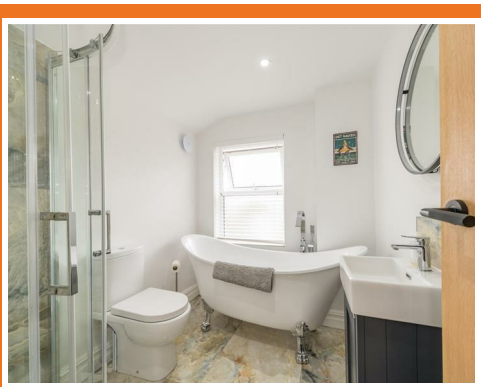


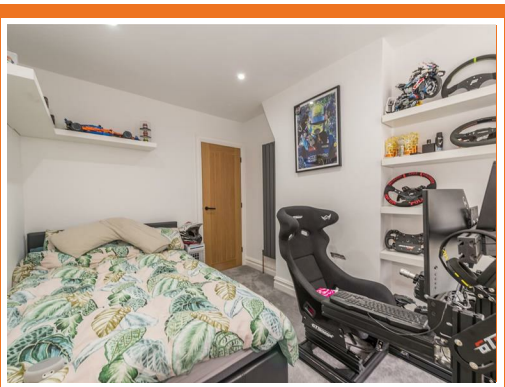
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Description

This stylishly presented two-bedroom mid-terrace has been comprehensively refurbished to a high modern standard, combining contemporary finishes with practical living space in the popular east Ipswich location. A welcoming entrance leads into the dining room featuring bespoke fitted sideboard units and access through to the sitting room which is fitted with a contemporary media wall with large wall-mounted television and a modern fireplace. The fully fitted modern kitchen has soft-grey shaker-style units with warm wooden worktops and fitted appliances. Upstairs there are two double bedrooms both with fitted wardrobes and a Contemporary family bathroom. Herringbone flooring with under floor heating has been fitted to the whole of the ground floor whilst modern radiators are upstairs, there is double glazing, oak doors and sensored lighting on the landing.

Location

The property is situated to the east of Ipswich and is within walking distances of local shops and also within easy reach of Rose Hill Primary and Copleston High School. The town centre is also within easy reach with its shopping and recreational facilities as well as its rejuvenated water front with bars restaurants and marina. Ipswich main line railway station offers a fast and frequent rail service to London's Liverpool street, journey scheduled just over the hour.

Entrance porch

Double glazed window to front, oak door to accommodation.

Dining room

11'07 x 10'05 (3.53m x 3.18m)

Double glazed window to front, herringbone floor with under floor heating and bespoke cupboard either side of chimney.

Sitting room

11'05 x 10'09 (3.48m x 3.28m)

Double glazed window to rear, media wall with tv to remain and electric flame effect fire, and herringbone floor with under floor heating.

Kitchen

15'05 x 6'02 (4.70m x 1.88m)

Double glazed window and door to side, grey shaker style kitchen with oak worktops above, composite sink, integrated oven and microwave, integrated induction hob, integrated dishwasher, plumbing for washing machine, space for freestanding fridge/freezer and herringbone floor with under floor heating.

First floor landing

Oak doors to bedrooms, sensor lighting, access to the boarded loft via a large hatch with pull down ladder and carpet flooring.

Bedroom one

11'05 x 10'06 (3.48m x 3.20m)

Double glazed window to front, wardrobes either side of the chimney to remain, tall anthracite radiator and carpet flooring.

Bedroom two

10'09 x 8'03 (3.28m x 2.51m)

Double glazed window to rear, tall anthracite radiator, fitted cupboard and carpet flooring.

Bathroom

8'04 x 6'05 (2.54m x 1.96m)

Double glazed window to rear, large freestanding bath, vanity unit with sink, shower cubicle, low level wc, heated towel rail, polished porcelain wall and floor tiles.

Outside and gardens

To the of the property there is a driveway which has been recently laid and provides off road parking for one vehicle. A side gate leads to the rear south facing garden which benefits from a patio area, a raised astro turf lawn and a shed with power and lighting.

Services

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

Tenure: Freehold
Epc finder: C
Council: Ipswich Borough Band A









Road Map



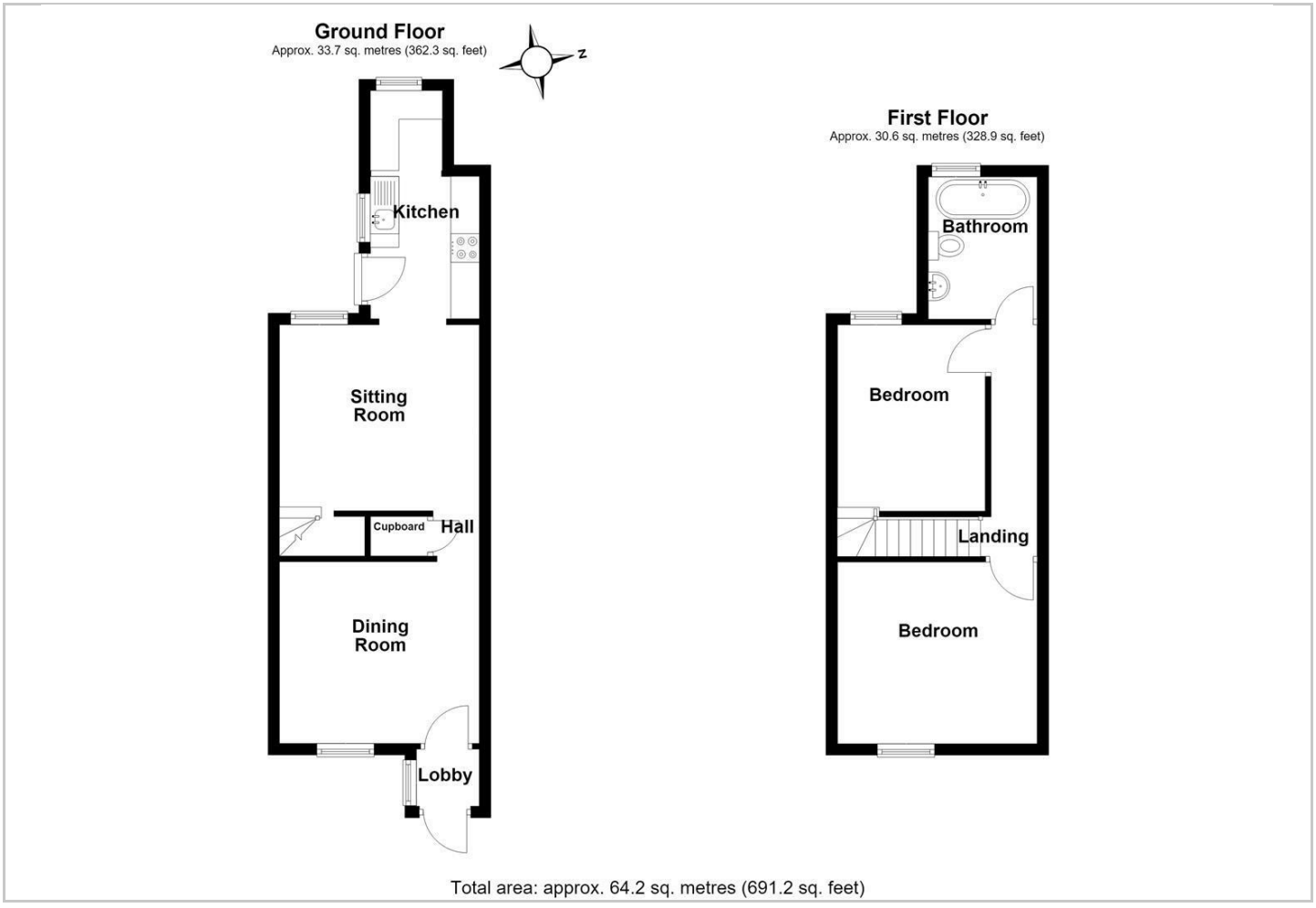
Hybrid Map



Terrain Map



Floor Plan

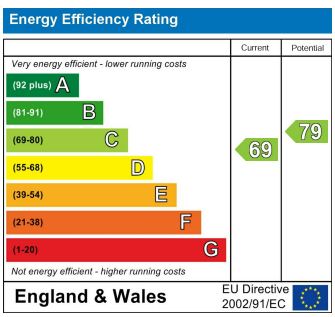


Viewing

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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