



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



49 Partridge Road

Ipswich, IP2 0QJ

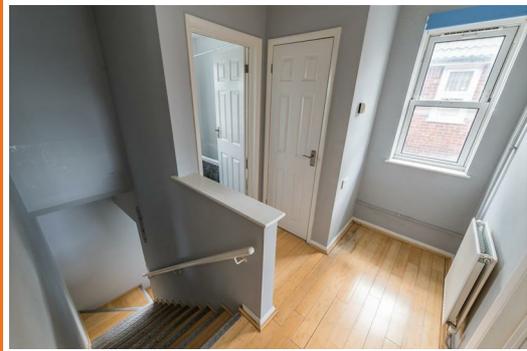
**Guide price £125,000**



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## Description

Situated on the South Western side of Ipswich, lying within easy reach of local amenities and the A12/14 commuter links, is this immaculate one bedroom maisonette. Inside the accommodation comprises of its own private entrance hall with step leading up to a spacious landing, a modern kitchen and bathroom, good sized sitting room with feature fireplace and a double bedroom with bay window and a deep built in wardrobe. The property has the benefit of gas central heating and double glazing.

## Location

The property is situated on the popular development of Chantry close to a variety of amenities including an array of shops, both primary and secondary schooling and ideal to take advantage of the A12 and A14. Ipswich town centre is close at hand as well as the vibrant and rejuvenated water front and marina with a wealth of bars and restaurants. The mainline railways station is within walking distance and offers a mainline service to London's Liverpool Street, journey scheduled just over the hour.

## Entrance hall

Entrance door, double glazed window to side, stairflight to the first floor landing.

## First floor landing

Double glazed window to side, wood effect flooring, radiator, loft access and doors to accommodation.

## Sitting room

12'02 x 15'02 into bay (3.71m x 4.62m into bay )

Double glazed bay window to front, radiator, feature fireplace and wood effect flooring.

## Kitchen

8'10 x 8'01 (2.69m x 2.46m)

Double glazed window to side and front, white gloss eye level and base units with worktops above, plumbing for washing machine, integrated oven with gas hob above, cupboard housing the electric and gas meter, tile effect flooring.

## Bedroom

11'03 x 13'04 into bay (3.43m x 4.06m into bay )

Double glazed bay window to rear, radiator, built in wardrobe and wood effect floor.

## Bathroom

7'00 x 5'02 (2.13m x 1.57m)

Double glazed window to rear, panelled bath with shower above, low level wc, white gloss vanity unit with wash basin, heated towel rail and tile effect flooring.

## Outside and gardens

There are communal gardens surrounding the property being laid to lawn. There is also a secure brick built outbuilding and a communal parking on a first come, first served basis.

## Services

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

Tenure: Leasehold

Lease length: 108 years

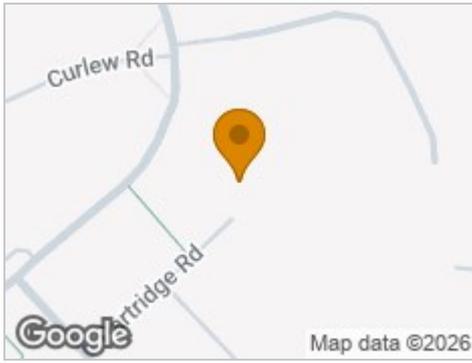
Service charge: £250 per annum

EPC rating: C

Council tax band: A



## Road Map



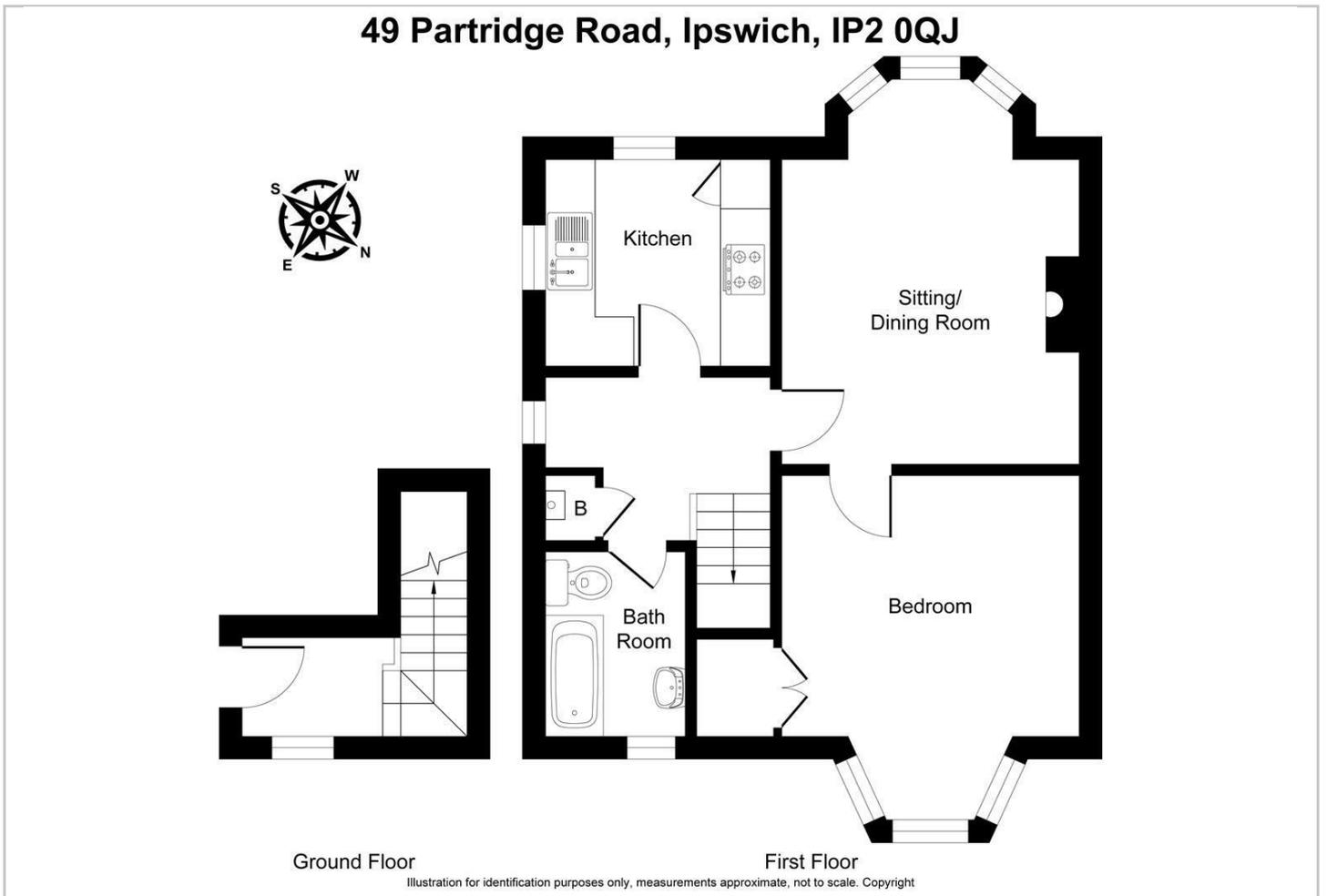
## Hybrid Map



## Terrain Map



## Floor Plan

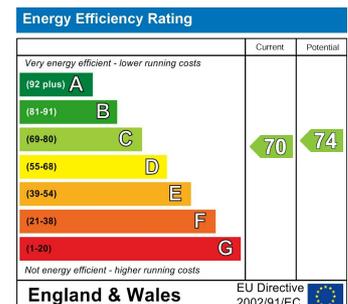


## Viewing

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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