



CharlesWright

PROPERTIES

Selling Properties the Wright Way



36 Wallers Grove

Ipswich, IP2 0LN

Guide price £215,000



36 Wallers Grove

Ipswich, IP2 0LN

Guide price £215,000



Description

A well-proportioned four bedroom mid-terrace family home offering excellent potential for modernisation, situated in a convenient residential location to the South west of Ipswich. This traditional brick-built property benefits from a practical layout and generous rear garden, presenting a fantastic opportunity for buyers looking to put their own stamp on a home with a property with no onward chain.

A welcoming entrance hall leads into the living room with stone fireplace and large window flooding the room with natural light. A fitted kitchen has a range of units and overlooks the garden. There is a downstairs bathroom with three piece suite and four bedrooms upstairs.

Location

The property is conveniently located close to a small park as well as chantry park and walking distance to a variety of local shops and conveniences. The property is also located to takes advantage of both the A12 and A14 as well as Ipswich's mainline rail station with its direct links to London's Liverpool Street. The Chantry academy is also close by as well as a number of primary schools. A short drive leads to the town centre with its rejuvenated waterfront and marina, with the shopping and town centre beyond.

Entrance hall

13'10 x 6'02 (4.22m x 1.88m)

Double glazed door to front, stair flight to first floor, radiator, doors to accommodation and carpet flooring.

Sitting room

14'00 x 13'00 (4.27m x 3.96m)

Double glazed window to front, stone fireplace, radiator and carpet flooring.

Kitchen

12'11 x 8'02 (3.94m x 2.49m)

Double glazed window and door to rear, matching eye level and base units with worktops above, space for a washing machine and dishwasher as well as fridge/freezer, integrated oven and hob, radiator and vinyl flooring.

Bathroom

8'01 x 6'01 (2.46m x 1.85m)

Double glazed window to rear, panelled bath with shower above, pedestal wash basin, low level wc, radiator and tiled floor.

Landing

Doors to bedrooms, loft hatch and carpet flooring.

Bedroom one

14'06 11'04 (4.42m 3.45m)

Double glazed window to front, radiator and carpet flooring.

Bedroom two

13'00 x 8'03 (3.96m x 2.51m)

Double glazed window to rear, radiator and carpet flooring.

Bedroom three

10'09 x 6'09 (3.28m x 2.06m)

Double glazed window to front, radiator, storage cupboard and carpet flooring.

Bedroom four

8'06 x 8'03 (2.59m x 2.51m)

Double glazed window to rear, radiator and carpet flooring.

Outside and gardens

To the front of the property is a small enclosed garden with a path leading to the front door. A side passage leads to the rear garden which benefits from a paved patio seating area, a lawn, a useful outbuilding and shed. The garden is enclosed by fencing and provides a private outdoor space ideal for further landscaping or family use.

Services

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

Tenure: Freehold

Epc band: C



Road Map



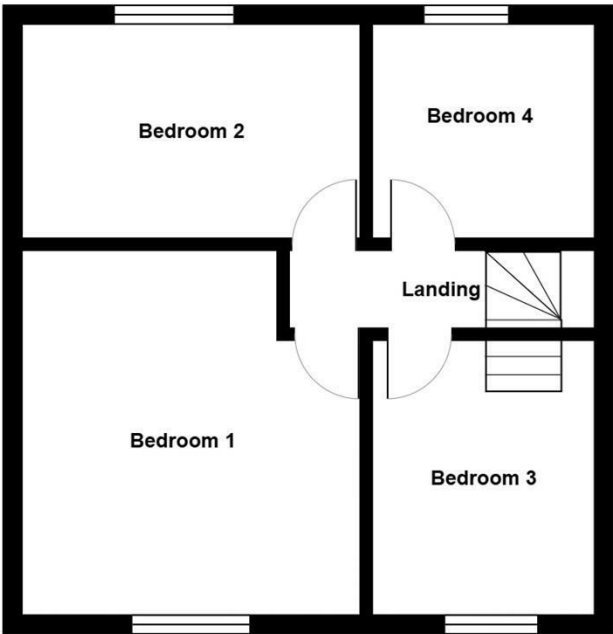
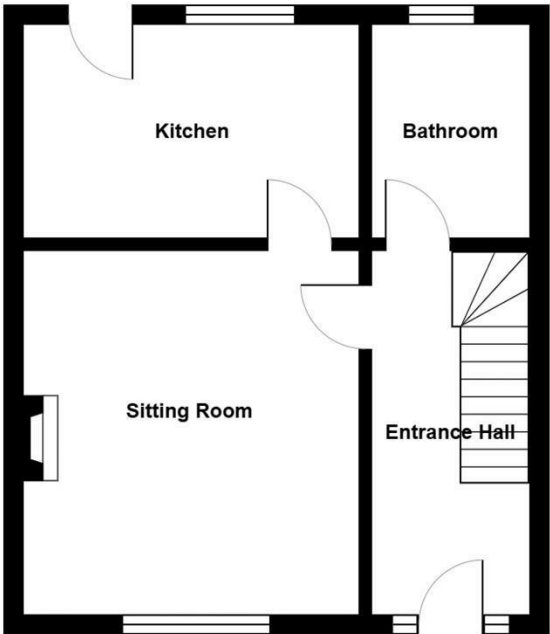
Hybrid Map



Terrain Map



Floor Plan

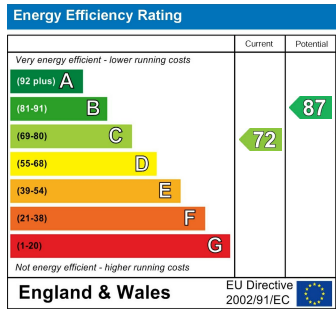


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL
Tel: 01394 446483
Email: cwp@charleswrightproperties.co.uk