



Charles Wright

PROPERTIES

Selling Properties the Wright Way



112 Newton Road

Ipswich, IP3 8HQ

Guide price £200,000



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Description

A well presented Victorian two bedroom terraced home situated on the East of Ipswich, lying within popular school catchments and close by amenities. This property has the benefit of off road parking, a large rear garden and an extension to the rear. Inside the accommodation comprises of an entrance hall, sitting room, dining room, kitchen, utility and cloakroom downstairs complimented by two double bedrooms and a family bathroom upstairs. Gas central heating and double glazing is fitted throughout.

Entrance hall

Double glazed door to front, radiator and wood flooring.

Sitting room

11'01 x 10'05 (3.38m x 3.18m)

Double glazed window to front, radiator and wood flooring.

Dining room

11'07 x 10'06 (3.53m x 3.20m)

Double glazed window to rear, radiator and wood flooring.

Utility room

6'08 x 6'00 (2.03m x 1.83m)

Double glazed door to side and window to rear, plumbing for a washing machine and tiled flooring.

Cloakroom

Low level wc, wash basin and tiled flooring.

Kitchen

9'00 x 8'05 (2.74m x 2.57m)

Double glazed window to rear, cream kitchen units with worktops above, stainless steel sink, space for an oven, space for a fridge/freezer, radiator and tiled flooring.

Bedroom one

14'05 x 10'05 (4.39m x 3.18m)

Two double glazed windows to front, radiator and carpet flooring.

Bedroom two

11'07 x 10'06 (3.53m x 3.20m)

Double glazed window to rear, radiator and carpet flooring.

First floor landing

Radiator, loft access and carpet flooring.

Bathroom

9'00 x 8'06 (2.74m x 2.59m)

Double glazed window to rear, panelled bath with shower above, pedestal wash basin, low level wc, heated towel rail, airing cupboard and tile effect flooring.

Outside and gardens

To the front of the property there is a driveway providing off road parking and a side gate leading to the rear garden. The rear garden enjoys a large patio with the remainder laid to lawn and a shed at the far end.

Services

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

Tenure: Freehold
EPC rating: C
Council tax band: B

Location

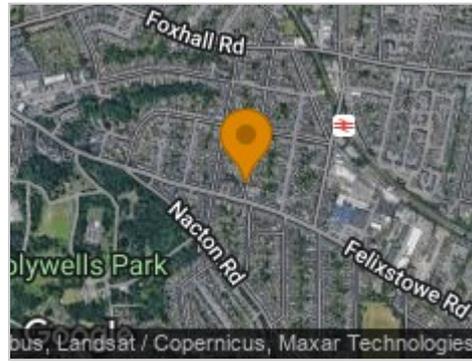
The property is situated to the preferred East side of the town centre and falls in the schools catchment area of Rose Hill Primary and Copleston High School. The house is within walking distance of local shops and a short drive into the town centre of Ipswich, Suffolk's county town. The town centre offers a wide range of shopping and recreational facilities and for the commuter, Ipswich's mainline railway station offers a fast and frequent rail service to London's Liverpool Street.



Road Map



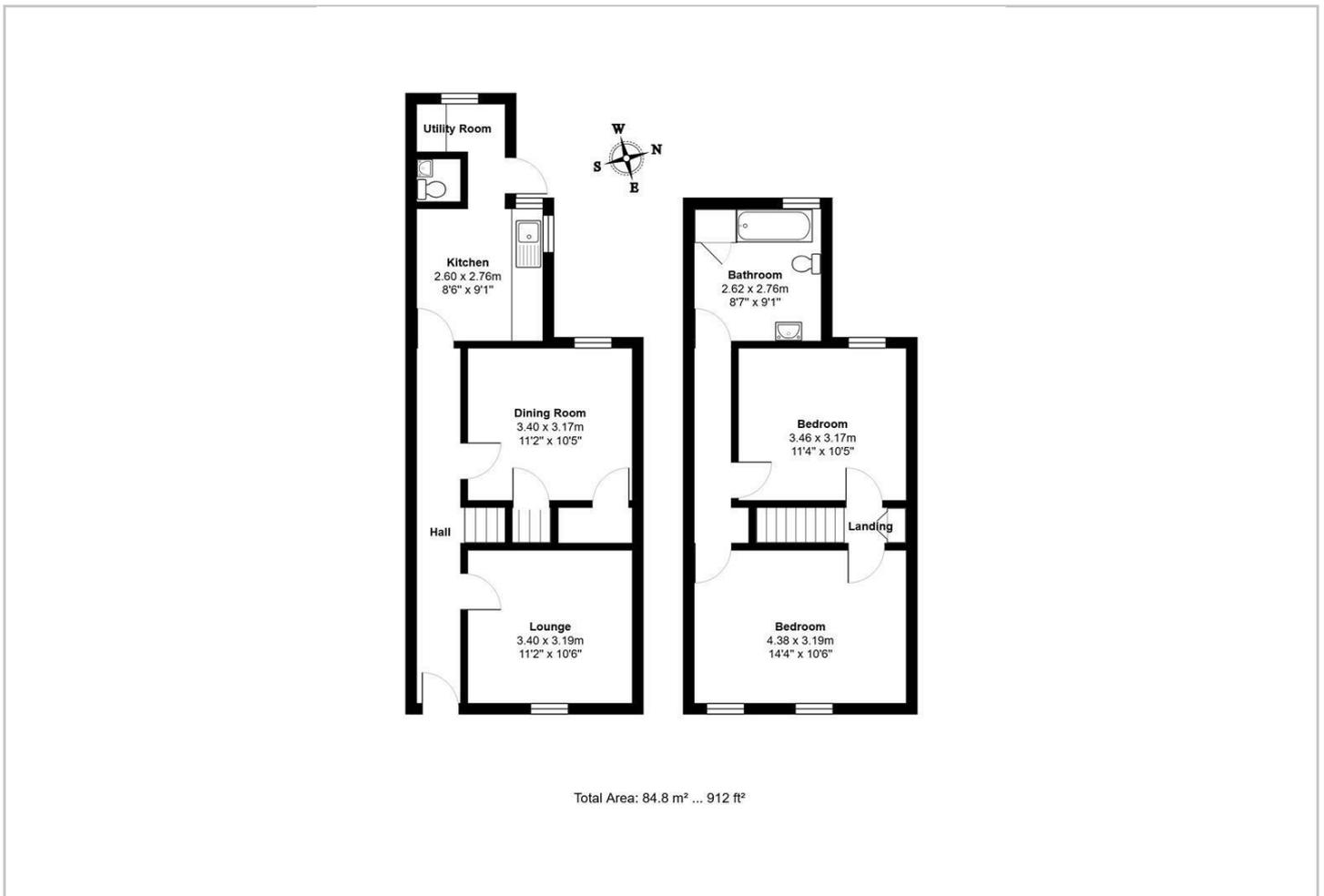
Hybrid Map



Terrain Map



Floor Plan

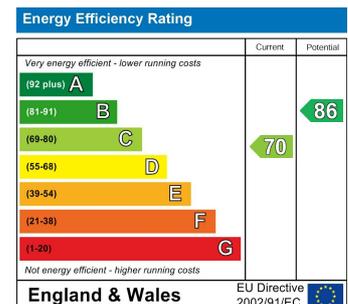


Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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