



Charles Wright

PROPERTIES

Selling Properties the Wright Way



14 Lakeside Road

Ipswich, IP2 9QA

Guide price £220,000



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Description

A well presented three bedroom staggered semi detached house situated at the end of a cul de sac and walking distance of Stone Lodge Park. The property has been well maintained and benefits from sealed unit double glazing and gas fired central heating. It also has the added advantage of two off road parking spaces and a garage.

Location

The property is conveniently located close to a small park as well as a walking distance to a variety of local shops and conveniences. The property is also located to take 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

7'5 x 6'5 (2.26m x 1.96m)

Stairs to first floor and radiator.

Sitting room

15'8" x 14'9" max (4.78m x 4.50m max)

Sealed unit double glazed window to rear and double glazed French doors to rear garden, walking in cupboard under the stairs and radiator.

Kitchen

8'10 x 7'5 (2.69m x 2.26m)

Sealed unit double glazed window to front, white modern fitted units incorporating sink unit and single drainer with cupboards under, adjacent worksurfaces with space and plumbing for washing machine and drawers and chrome heated towel rail. Range of eye level matching units.

Landing

Access to loft and built in cupboard housing the gas fired boiler.

Bedroom One

10 x 8'10 plus wardrobe recess (3.05m x 2.69m plus wardrobe recess)

Sealed unit double glazed window to front, wardrobe recess and radiator.

Bedroom Two

9'2 x 8'10 plus wardrobe recess (2.79m x 2.69m plus wardrobe recess)

Sealed unit double glazed window to rear, wardrobe recess and radiator.

Bedroom Three

9'2 x 6'6 (2.79m x 1.98m)

Sealed unit double glazed window to rear and radiator.

Bathroom

6'3 x 5'9 (1.91m x 1.75m)

Sealed unit double glazed window to front, fitted

suite comprising of a panelled bath with independent shower unit, low level wc, pedestal wash hand basin and chrome heated towel rail.

Outside and gardens

The property is situated at the end of the road/cul de sac and has parking immediate in front of the property. Opposite is a row of four garages of which the second garage closest with a red up and door also belongs with a parking space in front.

There is side access via a gate to the rear garden which is approximately 30' in depth with a patio to immediate rear leading onto a raised lawn garden with garden shed and enclosed by panelled fencing.

Services

Mains water, electricity gas and drainage are connected to the property.

Council Tax: Band B

Tenure: Freehold.



Road Map



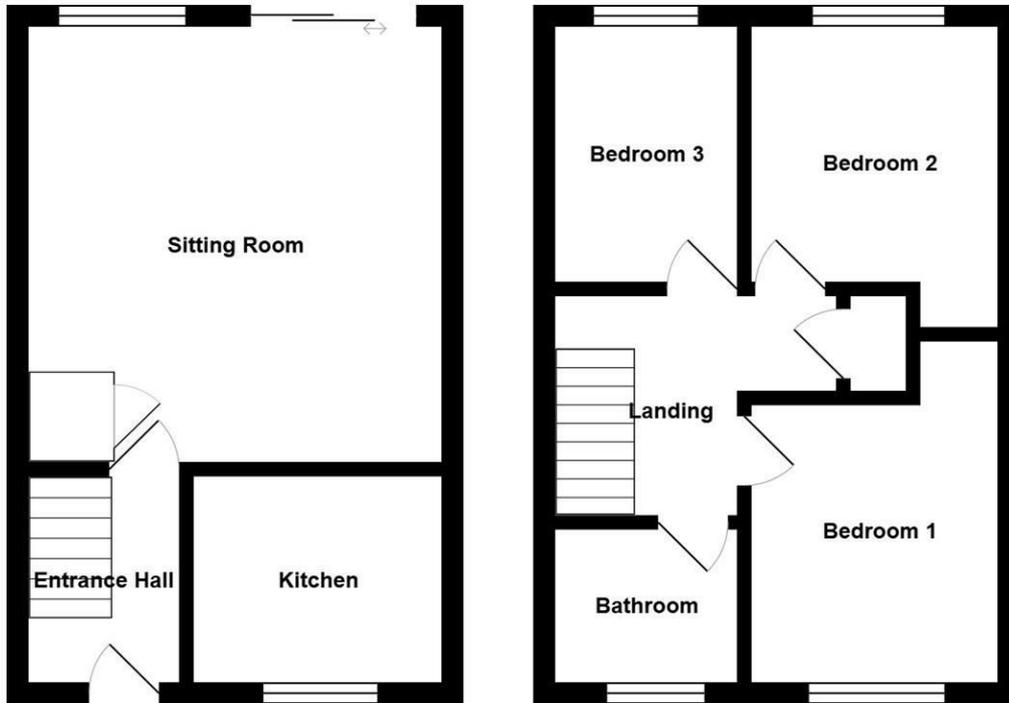
Hybrid Map



Terrain Map



Floor Plan

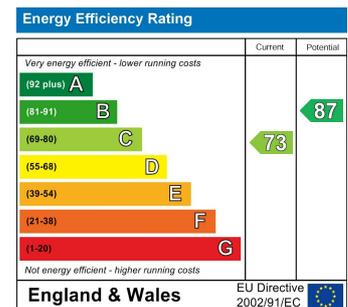


Viewing

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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