



CharlesWright

PROPERTIES

Selling Properties the Wright Way



52 Murray Road

Ipswich, IP3 9AH

Guide price £275,000



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Description

An attractive two bedroom semi detached period house over looking Murray Park, having been extended in recent years to provide a feature kitchen breakfast room with integrated appliances, as well as having under floor heating. The property is well presented and benefits from a west facing rear garden.

Location

The property is situated to the preferred east side of Ipswich and within the Murrayfield Primary and Copleston High School catchment areas. The property is also within walking distance of local shops and opposite Murray Park for a pleasant stroll or play. Ipswich is the County Town of Suffolk, with its town centre is not too far and offers a wide range of amenities, as well as, a vibrant waterfront and the mainline rail station to London's Liverpool Street, just over the hour.

Entrance Hall

Stairs to first floor and radiator.

Sitting Room

13'6 x 11'3 (4.11m x 3.43m)

Replacement double glazed bay window to front, sealed fireplace and radiator.

Dining Room

11'6 x 11 (3.51m x 3.35m)

Replacement double glazed picture window to rear, pine wood floor and radiator.

Kitchen/breakfast Room

19'2 x 9'9 (5.84m x 2.97m)

Replacement double glazed window to rear and side, Sky light window to rear and French doors to rear garden. Comprehensively fitted kitchen in modern white high gloss units under an oak work top, with a sunken sink with drawers under, adjacent work tops incorporating a five gas hob with extractor fan above cupboards and drawers under with integrated dish washer and space for a washing machine. Further work surfaces with cupboards under and integrated fridge, freezer and wine cooler. Wall cupboard housing a double oven. tiled floor with under floor heating.

Cloakroom

White suite with chrome fittings, with a low level wc and wash hand basin.

Landing

Access to loft and built in cupboard

Bedroom One

14'8 x 11 (4.47m x 3.35m)

Replacement double glazed bay window to front, fitted wardrobe and radiator.

Bedroom Two

11'2 x 9'3 (3.40m x 2.82m)

Replacement double glazed window to rear and radiator.

Bathroom

10 x 9'6 (3.05m x 2.90m)

Fully equipped bathroom, with a Replacement double glazed window to rear, claw foot bath with separate water stand, fully tiled shower cubicle with hand held and rose shower, vanity unit with cupboards under, low level wc and twin heated towel rails.

Outside and Gardens

A quarry tiled path leads to the front door with hard landscaping to the front. There is side access to the rear garden with a paved brick patio, that in turns leads on to a shingle tread path that sweeps round to the garden shed to the rear. Adjacent to the path there are lawns or flower and shrub beds.

Agents Note

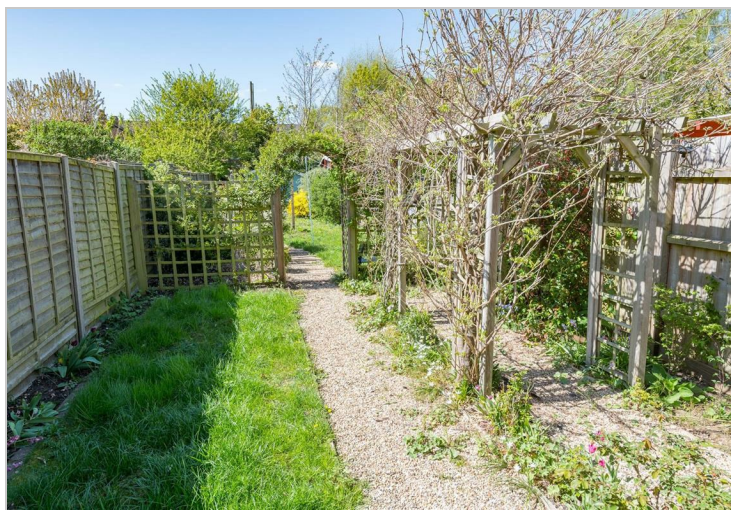
Mains gas, water, electricity and mains drainage are connected to the property.

Council Tax: Band B

EPC: Band D

Tenure: Freehold

Council: Ipswich Borough Council.



Road Map



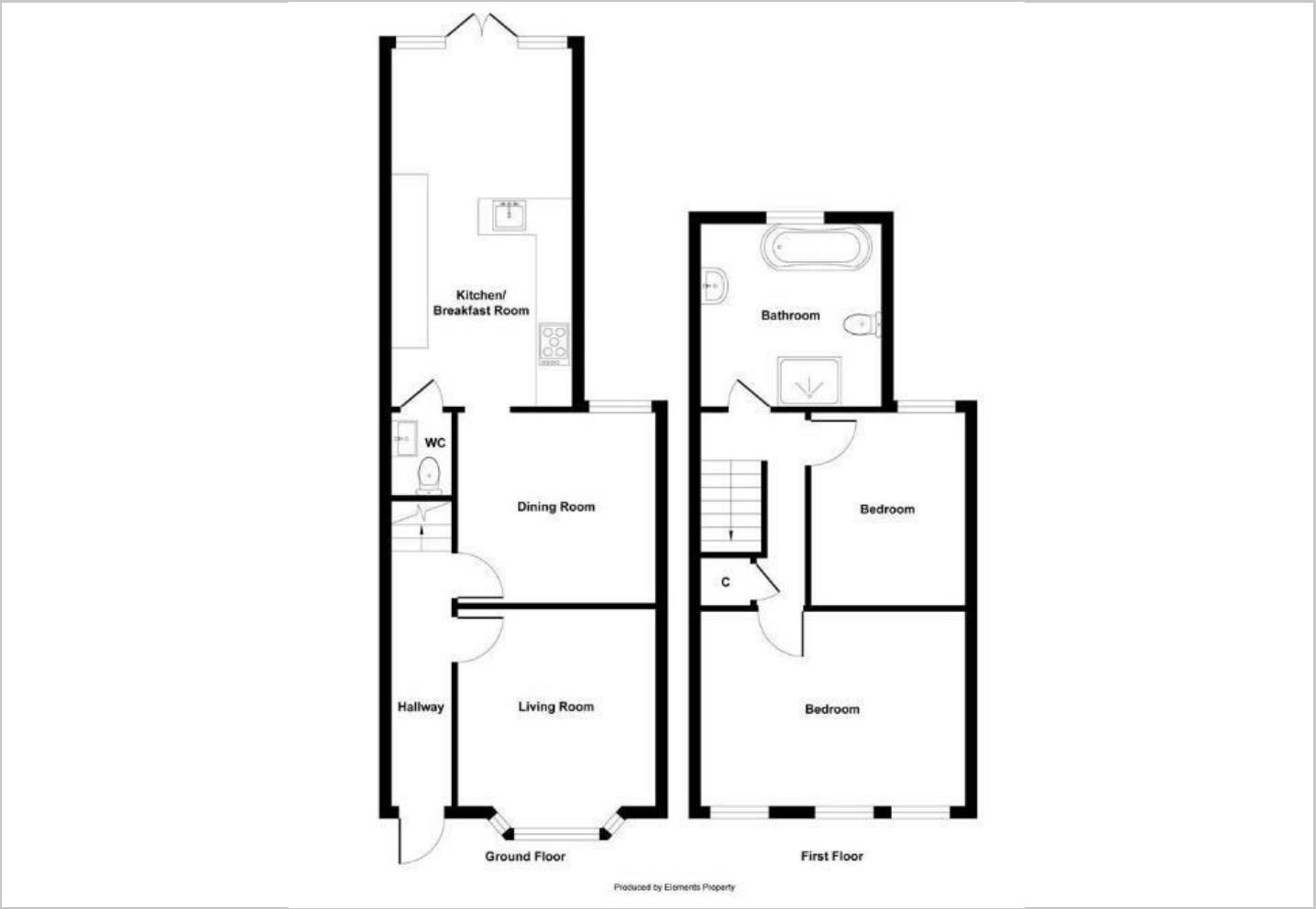
Hybrid Map



Terrain Map



Floor Plan

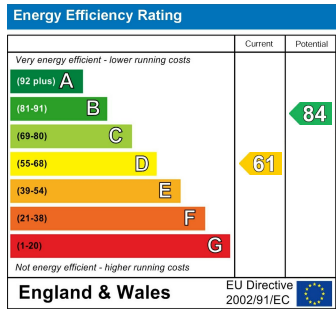


Viewing

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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