



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



## 43B Belvedere Road

Ipswich, IP4 4AB

**Guide price £260,000**



# 43B Belvedere Road

Ipswich, IP4 4AB

**Guide price £260,000**



## Description

Situated on the popular north eastern side of Ipswich, is this modern three bedroom townhouse with west facing garden and off road parking. Belvedere court was built in 2008 by a well respected developer Nevill Developments. The property has double glazing and gas central heating and has the benefit of a recently replaced boiler. Inside the accommodation comprises of an entrance hall, a cloakroom, modern kitchen, sitting/dining room enjoying views of the garden via double doors on the ground floor. There are two bedrooms and a family bathroom on the first floor and an impressive master bedroom with ensuite shower room on the second floor. This property is offered for sale with no chain.

## Location

The property is situated in a popular location to the East of Ipswich with the excellent schooling for all age groups. The County town of Suffolk is in easy walking distance of the town centre and vibrant waterfront, with the bars and restaurants overlooking the marina. The town centre itself offers a wide range of shopping and recreational facilities and Christchurch Park is also close by to the north of the town centre. Ipswich also has a main line railway station with its fast and frequent rail service to London's Liverpool Street, Journey scheduled just over the hour.

## Entrance hall

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

## Cloakroom

6'01 x 2'11 (1.85m x 0.89m)

Low level wc, wash basin and radiator.

## Kitchen

10'03 x 6'05 (3.12m x 1.96m)

Double glazed window to front, matching eye level and base units with worktops above and stainless steel sink, integrated oven and gas hob with extractor above, space for an integrated fridge/freezer, plumbing for a washing machine, radiator and vinyl flooring.

## Sitting/dining room

13'04 x 13'08 reducing to 8'08 (4.06m x 4.17m reducing to 2.64m)

Double glazed double doors to rear, two radiators and carpet flooring.

## First floor landing

Double glazed window to front, doors to first floor accommodation, stairflight to second floor, radiator and carpet flooring.

## Bedroom two

13'05 x 11'03 (4.09m x 3.43m)

Double glazed window to rear, radiator and carpet flooring.

## Bedroom three

9'04 x 6'05 (2.84m x 1.96m)

Double glazed window to front, radiator and carpet flooring.

## Bathroom

6'04 x 5'10 (1.93m x 1.78m)

Panelled bath with shower over, low level wc, pedestal wash basin, radiator and vinyl flooring.

## Second floor landing

Cupboard housing the boiler, door to bedroom one and carpet flooring.

### Bedroom one

10' x 9'10 (3.05m x 3.00m)

Double glazed window to rear, fitted wardrobe, radiator and carpet flooring.

### Ensuite

Double glazed window to front, walk in shower cubicle, pedestal wash basin, low level wc, radiator and vinyl flooring.

### Outside and gardens

The front garden has a path to the front door enclosed by wrought iron railings and an established hedge. Access to the rear is via the arch where there is parking to immediate rear. A gate gives access to a rear garden which is west facing and has a patio and lawned area enclosed by a high brick wall.

### Services

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

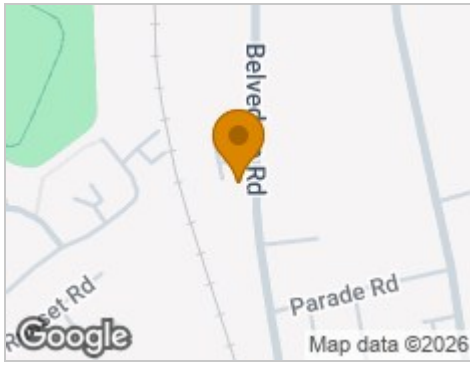
Tenure: Freehold

EPC rating: C

Council tax band: C



## Road Map



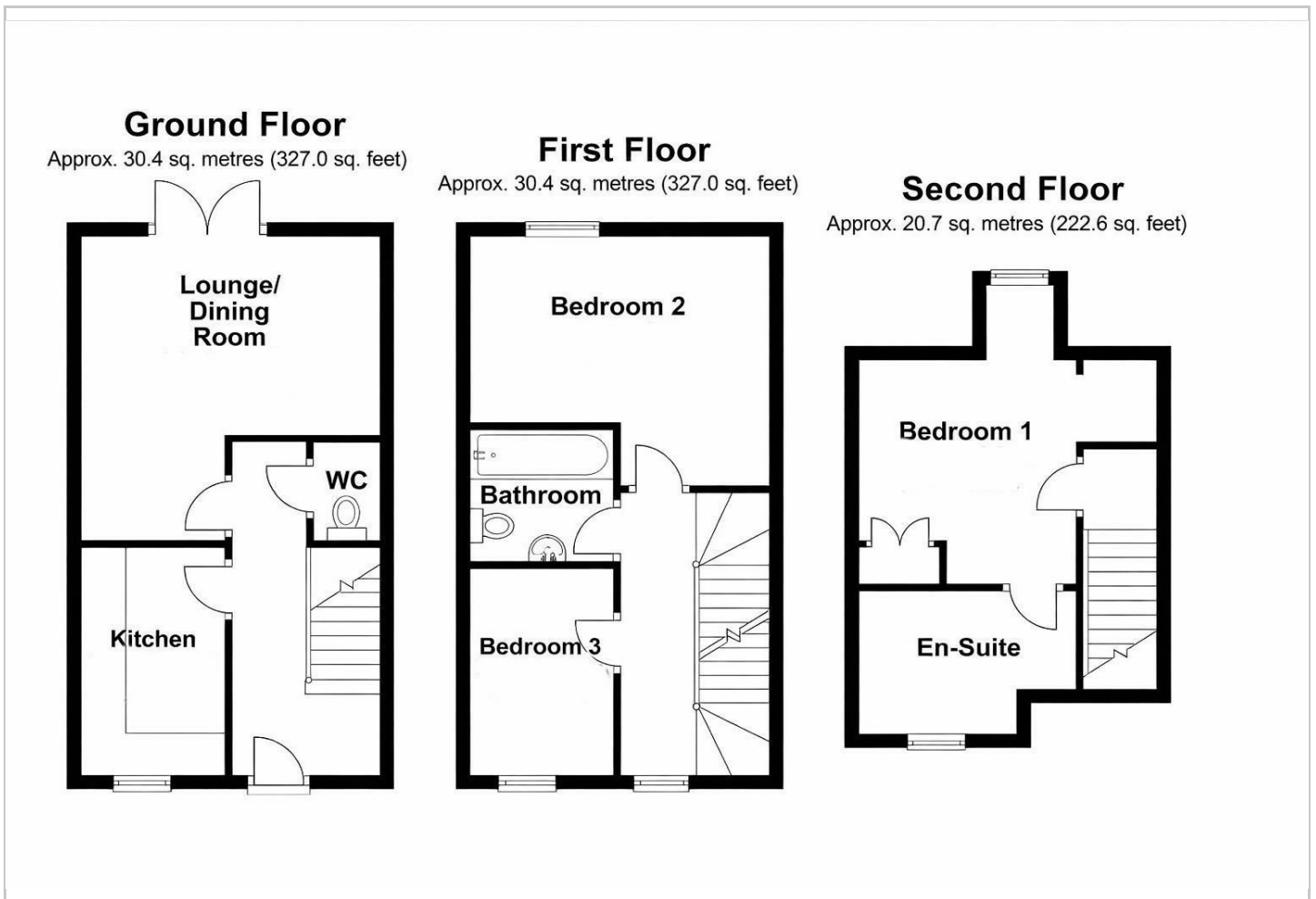
## Hybrid Map



## Terrain Map



## Floor Plan

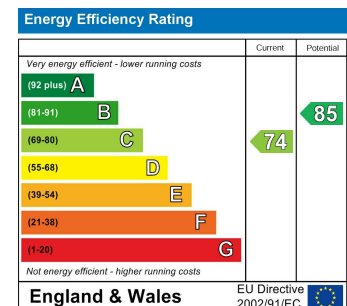


## Viewing

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 firm's 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](mailto:cwp@charleswrightproperties.co.uk)