

Bolton Lane, Ipswich, Suffolk, IP4 2BY

Guide Price: £220,000



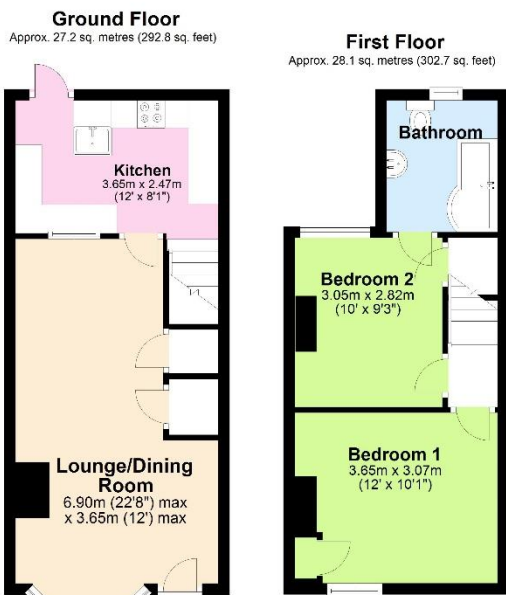
- Freehold
- No Onward Chain
- Opposite Christchurch Park
- Character Terrace House
- Two Good Size Double Bedrooms
- 23ft Lounge / Dining Room
- Modern & Fully Integrated Kitchen
- Bathroom Accessed via Bed. Two
- Courtyard Style Rear Garden
- Permit Parking

Ideally situated within walking distance of the town centre and opposite Christchurch Park, lies this beautiful two bedroom character house which is being sold with no onward chain. This mid terrace home is nicely presented throughout, has been extended to the rear, is full of character, and benefits from permit parking, gas central heating via radiators and double glazed windows.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises 23ft open plan lounge / dining room; modern and fully integrated kitchen which has been extended; first floor landing; and two good size double bedrooms, one of which provides access to the bathroom.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Council tax band: B



Total area: approx. 55.3 sq. metres (595.5 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Plan produced using PlanUp.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	