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Marlborough Road

East Ipswich, IP4 5AT

Guide price £330,000

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NO ONWARD CHAIN - POPULAR EAST IPSWICH LOCATION - FIVE/SIX BEDROOMS - THREE RECEPTION ROOMS - UPSTAIRS BATHROOM & DOWNSTAIRS W.C

Foxhall Estate Agents are delighted to offer for sale with no onward chain this double bay Edwardian house in a popular East Ipswich location. Located within walking distance to Ipswich town centre, Derby Road train station, local bus routes and plenty of local amenities including supermarkets.

The property comprises of an entrance hallway, lounge, dining room, breakfast room, kitchen and w.c downstairs. On the first floor there is a large landing, four bedrooms, family bathroom and separate w.c. On the second floor there are a further two rooms, both with velux style windows. The property further benefits from a private rear garden with lawn and patio areas.

The town of Ipswich offers a range of amenities including schools, university, independent and high street shops, hospital, theatres & cinemas, vast selection of restaurants & bars, beautiful parks such as the historic Christchurch Park and the popular Orwell Country Park as well as many more recreational and educational facilities. The town centre homes the mainline railway station which provides direct links to London Liverpool Street and where you can also find the beautiful Ipswich Marina which has undergone extensive redevelopment over the years to create a wonderful vibrant waterfront which is lined with restaurants, cafes, galleries and shops.

Front Garden

Enclosed by half height brick wall with path leading to the front door, mainly laid to lawn with mature planting with gated side access to the rear garden.

Entrance Hallway

Front aspect door into the entrance hallway, doors to the lounge, dining room and breakfast room, stairs to the first floor, understairs storage cupboard, radiator and carpeted flooring.

Lounge

16'8" x 12'4" (5.08m x 3.76m)

Two front aspect sash windows, fireplace, radiator and carpeted flooring.

Dining Room

12'8" x 11'2" (3.86m x 3.40m)

Rear aspect French Doors to the garden, fireplace, radiator and carpeted flooring.

Breakfast Room

9'8" x 9'3" (2.95m x 2.82m)

Two side aspect sash windows, built-in storage cupboards, radiator, wooden flooring and rear aspect door to the kitchen

Kitchen

17'10" x 9'4" (5.44m x 2.84m)

Base and eye-level units with rolled edges worktops and tiled splash-back, integrated Bosch electric oven and grill, integrated five ring gas hob with stainless steel extractor over, intgrated stainless steel sink and drainer, integrated fridge freezer, integrated NEFF dishwasher, space for a washing machine, space for a tumble dryer, two side aspect windows, rear aspect window, side aspect door to the garden, radiator and tiled flooring.

Downstairs W.C.

Low-level W.C., wall mounted hand wash basin with tiled splash-back, side aspect window and tiled flooring.

First Floor Landing

Doors to bedrooms one, two. three and four, bathroom

and W.C., loft access, radiator, carpeted flooring and stairs to the second floor.

Bedroom One
16'8" x 11'0" (5.08m x 3.35m)
Two front aspect sash window, radiator and carpeted flooring.

Bedroom Two
12'8" x 11'1" (3.86m x 3.38m)
Rear aspect sash window, radiator and carpeted flooring.

Bedroom Three
9'4" x 7'10" (2.84m x 2.39m)
Rear aspect sash window, radiator and carpeted flooring.

Bedroom Four
10'3" x 5'7" (3.12m x 1.70m)
Front aspect sash window, radiator and carpeted flooring.

Bathroom
7'7" x 6'2" (2.31m x 1.88m)
Curved panel bath with stainless steel taps, shower mixer tap, riser and handheld shower attachment, pedestal hand wash basin, stainless steel towel rail, airing cupboard side aspect sash windows, tiled walls and lino flooring.

Separate W.C.
Low-level W.C., wall mounted hand wash basin, side aspect frosted window and lino flooring.

Second Floor Landing
Doors to bedrooms five and six and carpeted flooring.

Bedroom Five
9'2" x 8'6" (2.79m x 2.59m)
Two Velux style windows, loft access, radiator, eaves storage cupboard, carpeted flooring and side aspect door to bedroom six.

Office/Study
11'11" x 4'10" (3.63m x 1.47m)
Two Velux style windows, Radiator and carpeted flooring.

Rear Garden
Enclosed to a mixture of full and half height fencing, the rear garden comprises of patio and lawn areas with a variety of mature trees, shrubs and flowers, wooden storage shed, wooden pergola along with a gated side access to the front of the property.

Agents Notes
Tenure - Freehold
Council Tax Band - D
Please note that this property is in a designated conservation area







































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Road Map



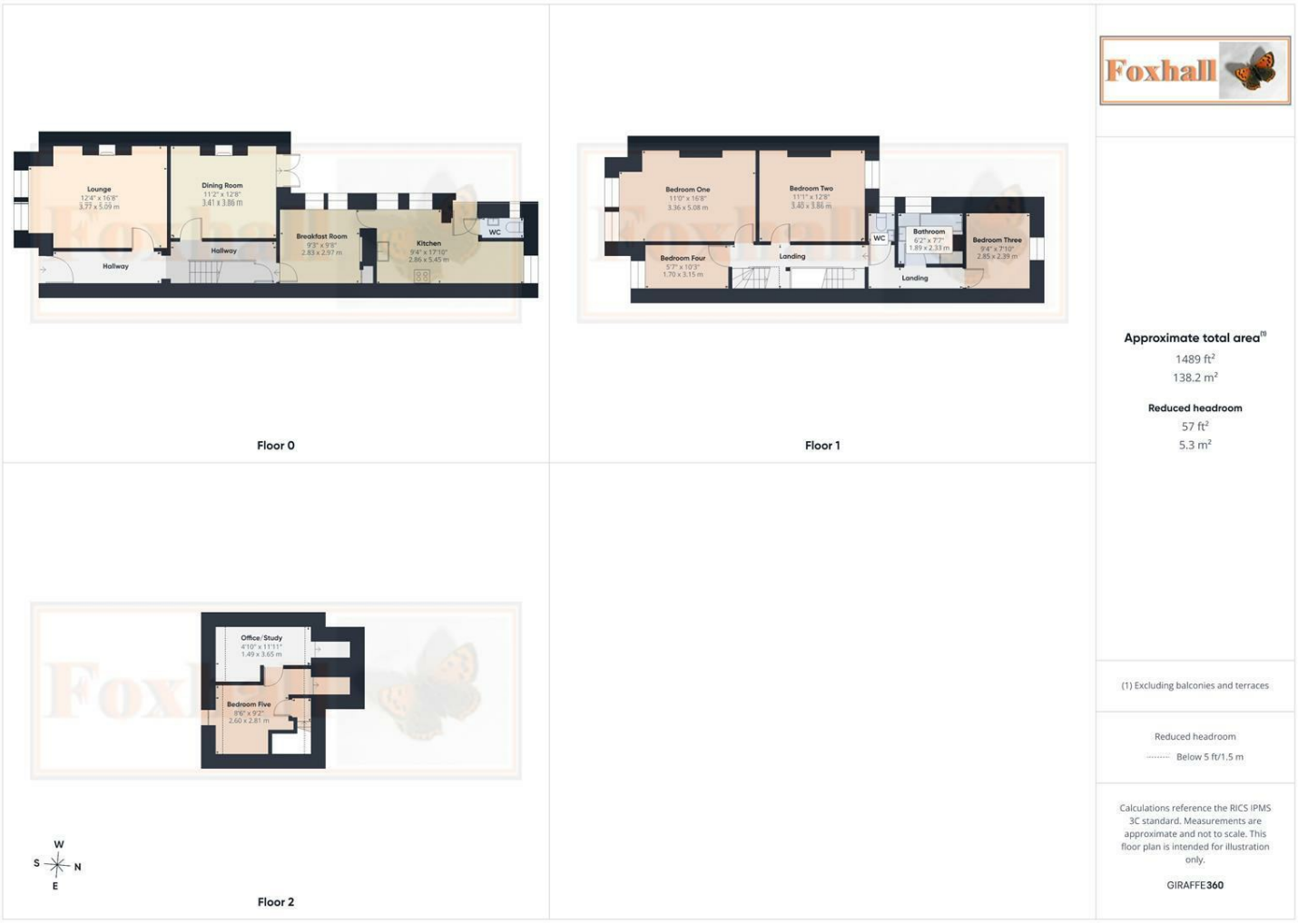
Hybrid Map



Terrain Map



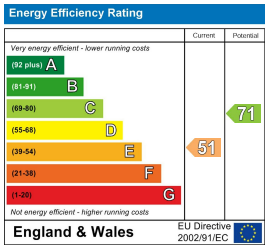
Floor Plan

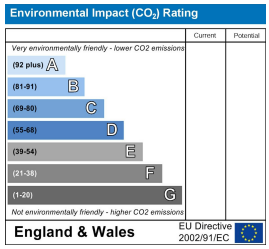


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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