



Alderman Road, Ipswich, Suffolk, IP1
2DU
Offers in excess of £210,000

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- Victorian Property With Character Features
- Terraced With Two Reception Rooms
- Three Bedrooms
- Close To Town Centre/Train Station
- Good Access To A12/A14
- Ground Floor Shower Room
- First Floor Bathroom
- Large Rear Garden



Situated just to the southwest of Ipswich town centre and offering good access to Ipswich train station and the A12/A14 sits this nicely presented three-bedroom Victorian terraced property. The property offers character features through out and benefits from two good sized reception rooms, a modern fitted kitchen, a ground floor shower room and a utility area, whilst to the first floor are three bedrooms and a second bathroom. Outside there is a

large non overlooked rear garden and from the front there are views of parkland.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important

economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.

Outside – Front: There is a courtyard front garden which is laid to patio with a pathway to the front door and storm porch. There are views across to the parkland.

Front Door: Into:

Entrance Hall: Radiator and stairs up to the first floor.

Lounge: 14'9" x 11'5" (4.5m x 3.48m) Bay window to the front aspect and radiator.

Dining Room: 14'10" x 10'10" (4.52m x 3.3m) Radiator, understairs storage cupboard



and french doors opening through to a lobby area.

Kitchen: 9'9" x 8'9" (2.97m x 2.67m) Fitted with a matching range of eye and base level units with worktops, sink and drainer, radiator, space for washing machine, cooker and dryer, radiator, integrated extractor, tiled floor, part tiled walls, window through to the lobby and door to the lobby.

Inner Hallway: Built in storage, space for a larger fridge freezer and windows to the side aspect.

Lobby: Wall mounted panel heater, tiled flooring and door out to the rear garden.

Shower Room: Frosted window to the rear aspect, three-piece suite comprising corner shower cubicle, WC and vanity hand wash basin with storage, tiled floor and wall mounted panel heater.

Landing: Access to the loft and radiator.

Bedroom One: 9'6" x 9'4" (2.9m x 2.84m) Window to the rear aspect, radiator and built in wardrobe.



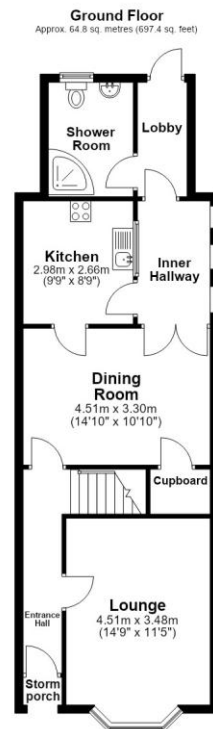
Bedroom Two: 12'2" x 8'9" (3.7m x 2.67m) Window to the front aspect and radiator.

Bedroom Three: 12'2" x 5'8" (3.7m x 1.73m) Window to the front aspect and radiator.

Bathroom: Frosted window to the rear aspect, tiled flooring, tiled walls, upright radiator and fitted with a four-piece suite comprising shower, panel enclosed bath, wc and vanity hand wash basin with storage.

Outside – Rear: The rear garden is enclosed by panel fencing with a patio area and laid to

lawn area with shrub borders. There is a large wooden shed to the rear with power and lighting, and it currently houses the tumble dryer and there is a gate at the rear offering rear access.



Total area: approx. 111.5 sq. metres (1200.1 sq. feet)

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Attributes

3 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: D

Council Tax Band: A



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