



Wallace Road

Offers In Excess Of £180,000

Marks and Mann are excited to offer for sale this TWO BEDROOM MID-TERRACE HOUSE situated within walking distance to Ipswich town centre in IP1. The property benefits from two bedrooms, lounge, separate dining room, modern fitted kitchen, ground floor bathroom, first floor W.C., enclosed front garden and a fully enclosed east facing rear garden.

Ipswich's IP1 offers plenty of local shops and supermarkets, within walking distance to the town centre, local bus routes, and easy access to the A14/A12

In the Valuers opinion this is immaculately presented and an early internal viewing is highly advised.

- Mid Terrace
- Two Bedrooms
- Lounge
- Separate Dining Room
- Modern Fitted Kitchen
- Ground Floor Bathroom
- W.C Off The Main Bedroom
- Fully Enclosed Rear Garden
- Close To Town Centre
- Easy Access To A14/A12

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Front

Enclosed via a mid height brick wall with a gate for entry and a pathway to the front door.

Lounge

3.36m x 3.36m (11' 0" x 11' 0") Double glazed window to the front, door to the front for entry with a double glazed window above, built in shelving and storage, radiator, laminate flooring and a door to;

Inner Lobby

Access to the stairs and the entrance to the dining room.

Dining Room

Double glazed window to the rear, Wood burner inset into the feature chimney breast with a modern mantle, under stairs cupboard, laminate flooring and the open access to the kitchen.

Kitchen

Double glazed window to the side, base level units, one and a half sink bowl and drainer unit, built in oven, hob and cooker hood, space for a fridge, plumbing for a washing machine, tiled splash back, USB socket, laminate flooring. and access to the rear lobby.

Rear Lobby

Double glazed door to the side to the rear garden, storage cupboard, radiator, laminate flooring and a door to the bathroom.

Bathroom

Double glazed obscure window to the rear, panel bath with shower over, low flush W.C., pedestal wash hand basin, extractor fan, spot lights and a heated towel rail.

Landing

Doors to;

Bedroom One

3.38m x 3.34m (11' 1" x 10' 11") Double glazed window to the rear, access to the loft, feature fire place, radiator and a door to the W.C.

W.C

Double glazed window to the rear, vanity wash had basin, low flush W.C., wall mounted Baxi boiler.

Bedroom Two

3.38m x 3.36m (11' 1" x 11' 0") Double glazed window facing the front, radiator, feature fireplace and a storage cupboard.

Rear Garden

