

47a Graham Road, Ipswich, IP1 3QF



**Freehold**

Guide Price

**£550,000**

Subject to contract

**Many period features**

4 bedrooms

3 reception rooms

Kitchen/breakfast room

En-suite, shower room and bathroom



## Some details

### General information

Situated on the northern side of Ipswich within easy walking distance of Christchurch Park, the town centre and Ipswich School is this Victorian three-storey residence retaining many period features.

The property has three reception rooms, four bedrooms, bathroom, shower room and an en-suite along with gas central heating (not tested) and parking for numerous cars.

The entrance hall has stairs to the first floor and down to the lower ground floor. The dining room has a bay window to the side and double doors into the sitting room with a bay to front and window to side and fireplace with open fire. The study has a window to the front. Adjacent is a bedroom which overlooks the rear garden with built-in wardrobes.

The kitchen/breakfast room is set to the rear and has a range of base and eye-level units, sink, space for range cooker and further appliances. There is a door to the utility room with window and door to the rear garden along with work surface with space for appliances. Also off the entrance hall is a shower room with WC, basin and shower.

On the lower ground floor there is a family room with window to side and door through to bedroom with built-in wardrobes and a window to the side.

The first floor landing has doors to walk-in box room with window to side and access to all other rooms. The main bedroom overlooks the front and has an en-suite of shower, basin and WC.

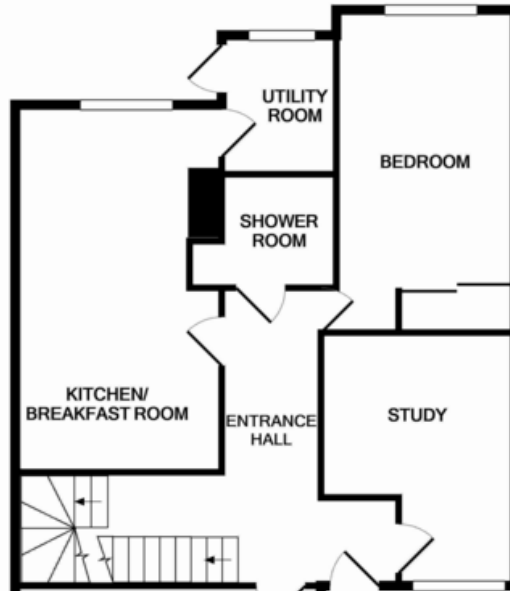
Bedroom two overlooks the side and the bathroom is located to the rear with bath, basin, WC and airing cupboard.



Situated within easy walking to Christchurch Park, the town centre and Ipswich School is this Victorian property offering accommodation over three floors.



LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



**Entrance hall**

**Shower room**

7' 2" x 4' 10" (2.18m x 1.47m)

**Dining room**

15' x 11' 11" (4.57m x 3.63m)

**Sitting room**

20' 3" x 15' (6.17m x 4.57m)

**Study**

12' 6" x 9' 5" (3.81m x 2.87m)

**Kitchen/breakfast room**

18' 8" x 9' 9" (5.69m x 2.97m)

**Utility room**

7' 2" x 5' 6" (2.18m x 1.68m)

**Bedroom**

15' 10" x 8' 8" (4.83m x 2.64m)

**Lower ground floor**

**Family room**

14' 10" x 11' 8" (4.52m x 3.56m)

**Bedroom**

15' 10" x 14' 10" (4.83m x 4.52m)



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Particulars for 47a Graham Road, Ipswich, IP1 3QF

## First floor landing

### Bedroom one

16' 2" x 13' 7" (4.93m x 4.14m)

### Ensuite

8' x 4' 10" (2.44m x 1.47m)

### Bedroom two

11' 4" x 10' 8" (3.45m x 3.25m)

### Box room

8' 6" x 3' 7" (2.59m x 1.09m)

### Bathroom

10' 8" x 9' 6" (3.25m x 2.9m)

## The outside

The house is set back from the road with a front garden predominantly providing parking for numerous vehicles with mature flower and shrub beds.

The rear garden is predominantly laid to lawn with mature flower and shrub borders. There are raised vegetables and a decked area with pergola and garden pond at the end of the garden.

## Where?

Graham Road lies on the northern side of Ipswich and provides easy access to the A12/A14 and Ipswich mainline station. A short walk takes you to Christchurch Park with its 85 acres of rolling parkland and the town centre with its abundance of shopping facilities, restaurants and bars. Popular schools are within easy reach including Ipswich Independent, St. Margaret's Primary and Northgate High School.

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## Important information

Council Tax Band - F

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - SHA

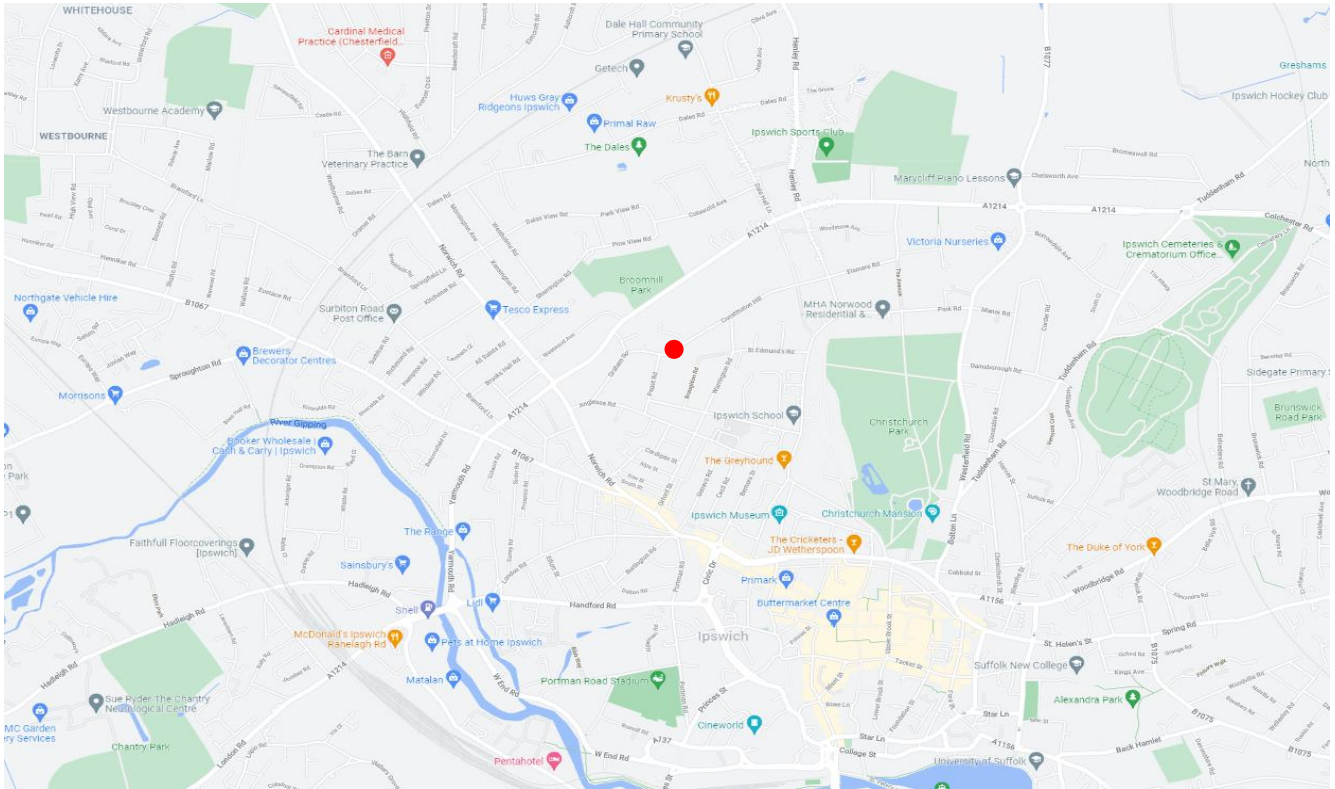
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

[fennwright.co.uk](http://fennwright.co.uk)

## Viewing

To make an appointment to view this property please call us on 01473 232 700.



## Directions

Proceed North of Ipswich town centre on Civic Drive. At the roundabout continue straight across onto Berners Street and at the crest of the hill turn left onto Anglesea Road then take the third turning on the right into Graham Road, where the property will be found on the left hand side.

To find out more or book a viewing

**01473 232 700**

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