



66 Bolton Lane | Ipswich | Suffolk | IP4 2BY

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66 Bolton Lane, Ipswich, Suffolk, IP4 2BY

“A beautifully presented three bedroom Victorian townhouse situated adjacent to Christchurch Park entrance & within easy walking distance to the town centre.”

Description

An exceptional three bedroom mid-terrace Victorian townhouse with splendid bay fronted windows situated in an enviable location opposite Christchurch Park and within easy reach of Ipswich town centre.

The beautifully presented accommodation comprises: entrance hall, sitting room, kitchen/dining area, first floor landing, three bedrooms, bathroom and second floor attic room.

The property benefits from gas central heating, sealed unit double glazing, wood burning stove to sitting room, a spacious and homely kitchen/dining area, useful second floor attic room, pine stripped internal doors and some wood boarded flooring.

Outside to the front is an attractive pebble laid garden with pathway to the front door and useful bin storage area. To the rear is a delightful enclosed garden with timber shed and brick outbuilding.

About the Area

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular “commutable” town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors.

Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London’s Liverpool Street with an approximate journey time of sixty-five minutes.

The accommodation comprises:

Part-glazed front door to:

Entrance Hall

Stairs to first floor, understair storage cupboard, picture rail, wood effect flooring, radiator and pine stripped doors to:

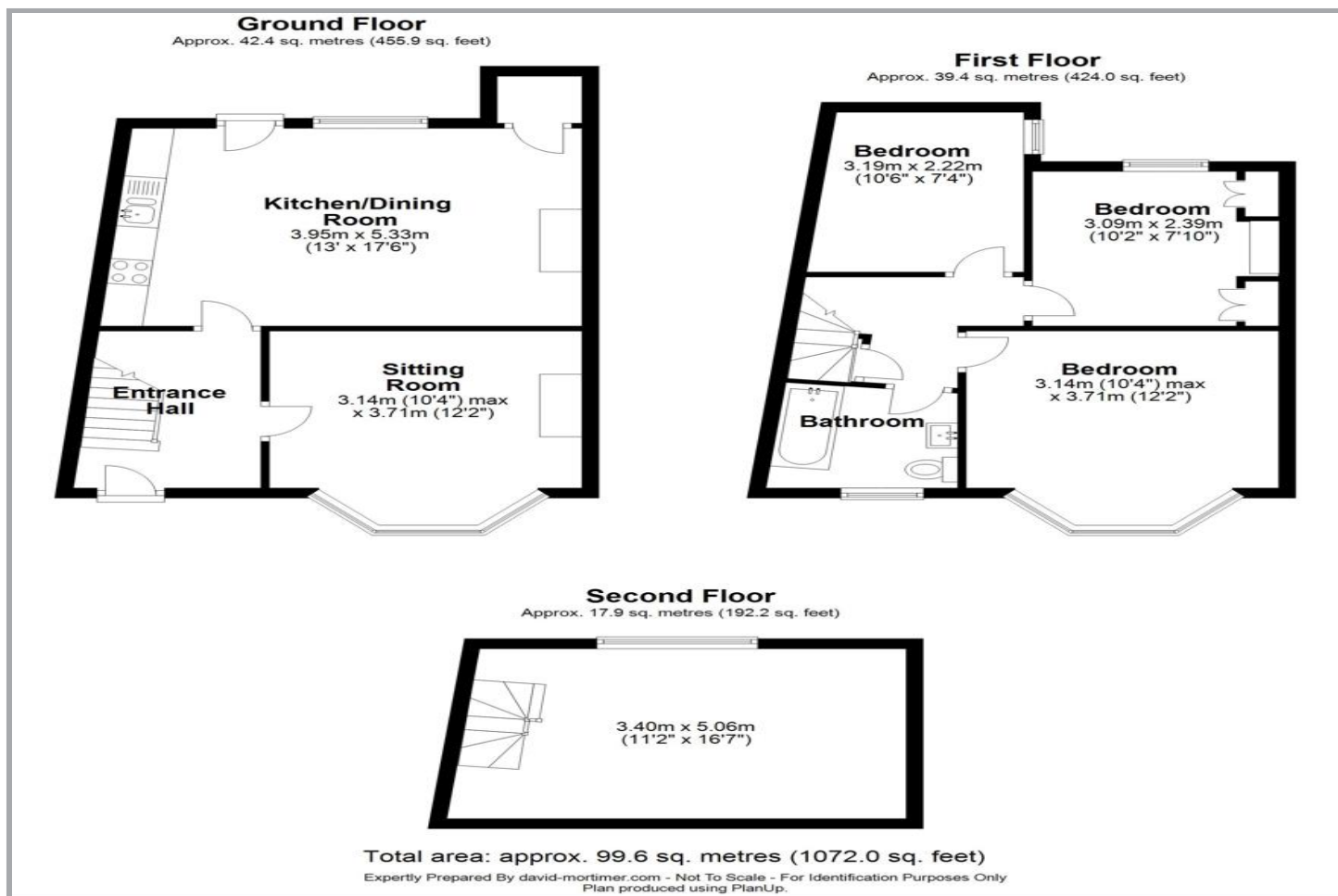
Sitting Room Approx 12’2 x 10’4 max (3.71m x 3.14 max)

Bay window to front elevation, wood panel flooring, radiator, picture rail, attractive fireplace with decorative bressumer style beam over, inset wood burning stove and fitted cupboards to either side.

Kitchen/Breakfast Room 17’6 x 13’ (5.33m x 3.95m)

A delightful light and homely room comprising one and a half





bowl stainless steel sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units, tiled splashbacks, space for dishwasher, built-in four ring electric hob with electric oven under, built-in larder cupboard, storage cupboard housing the gas fired boiler, radiator, wood effect flooring, feature decorative fireplace with bressumer style beam over, window to rear elevation, ceiling down-lighters, picture rail and double glazed door to the rear garden.

First Floor Landing

Stairs to second floor attic room and doors to:

Bedroom Approx 10'6 x 7'4 (3.19m x 2.22m)

Window to rear elevation and radiator.

Bedroom Approx 10'2 x 7'10 (3.09m x 2.39m)

Window to rear elevation, radiator and two built-in wardrobe cupboards with further storage cupboards over.

Bedroom Approx 12'2 x 10'4 max (3.71m x 3.14m max)

Bay window to front elevation, radiator, picture rail and wood boarded flooring.

Bathroom

White suite comprising P-shaped shower bath with large shower head and separate hand held shower attachment over, low level flushing w.c, pedestal wash hand basin with tiled splashback, part-tiled walls, heated towel ladder, frosted window to front elevation, shaver point and ceiling down-lighters.

Attic Room Approx 16'7 x 11'2 (5.06m x 3.40m)

(Note restricted headroom)

Window to rear elevation and radiator.

Outside

A decorative wrought iron pedestrian gate opens to the front garden where there is a pathway to the front door and an area for bin storage. The remainder of the garden is attractively laid to pebble and screened from the road by hedging.

The enchanting rear garden is enclosed and offers a patio and pebbled seating area which beautifully connects the kitchen/dining room to the outside space. The remainder of the gardens are laid to lawn with inset flower and shrub borders and there is a pedestrian gate which leads to Withipoll Street. Within the garden is a timber shed, outside tap, outside courtesy lighting and a brick outbuilding with w.c, power, light and space/plumbing for a washing machine.





Energy performance certificate (EPC)

66 Botton Lane IPSWICH IP4 2BY	Energy rating D	Valid until: 15 March 2034
		Certificate number: 2130-2707-8040-9107-5991

Property type	Mid-terrace house
Total floor area	101 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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