



Bucklesham Road, Ipswich IP3 8TX



welcome to

Bucklesham Road, Ipswich

****DETACHED BUNGALOW **DEVELOPMENT POTENTIAL (STPC) **BUCKLESHAM ROAD **LOUNGE/DINING AREA **GOOD SIZE BEDROOMS **TWO BATHROOMS **GOOD SIZE DRIVEWAY **STUNNING REAR LAND **BACKS ONTO PURDIS GOLF CLUB **NO ONWARD CHAIN**



Side Entrance Door Into-

Porchway

Window surround, door into-

Dining/ Living Area

28' 6" Max x 16' 3" Into Bay (8.69m Max x 4.95m Into Bay)
Double glazed bay window to the side, plus another and one to the front. Gas coal effect fire with mantelpiece surround. Wood flooring.

Kitchen

13' 9" x 12' 1" (4.19m x 3.68m)
One and a quarter sink unit with mixer tap over. Adjoining work surface with under cupboards and drawers and matching base units. Space for fridge/freezer, range cooker and washing machine. Wall mounted boiler, built in larder and double-glazed window to the front, door into-

From The Main Road and Lobby

Door to rear and into garage

Garage/bedroom One

16' 10" x 9' 10" (5.13m x 3.00m)
This has been converted to make a bedroom; however, no change of use was applied for. Built in cupboard and window to the side. Door Into-

Workshop

Power and light.

Cloakroom

Wash hand basin and low-level W/C

Hallway

Big built in cupboard as well as an airing cupboard. Wood flooring with window and door to the rear.

Bedroom Two

13' 9" x 11' 7" (4.19m x 3.53m)
Double glazed window to the side. Built in cupboard and wood flooring.

Bedroom Three

14' 2" x 11' 8" (4.32m x 3.56m)
Window to the side.

Bedroom Four

9' 9" x 8' 9" (2.97m x 2.67m)
Double glazed window to the side.

Shower Room

Double shower cubical, vanity wash hand basin and low-level W/C. Fully tiled with two obscured double-glazed windows to the side.

Outside

Front Garden

Enclosed by mature hedging, mainly laid to lawn with shingled driveway and mature tree.

Rear Garden

Stunning plot size, enclosed by mature hedging and trees. Mainly laid to lawn but goes further beyond the back hedging. Decked stepped area and gate access.



view this property online williamhbrown.co.uk/Property/IPW103063



welcome to

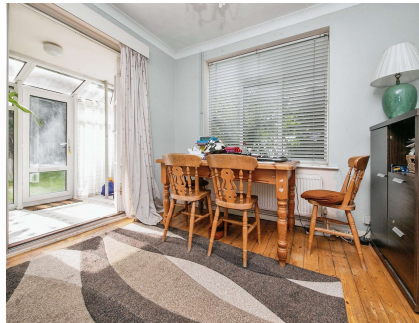
Bucklesham Road, Ipswich

- Bucklesham Road
- Detached Bungalow
- Large Plot Size
- Potential Throughout
- Large Driveway

Tenure: Freehold EPC Rating: D

offers in excess of

£650,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPW103063



Property Ref:
IPW103063 - 0018

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk