



**Colchester Road, Ipswich IP4 4QU**

**welcome to**

**Colchester Road, Ipswich**

**\*\*THREE BEDROOMS \*\*SEMI DETACHED HOUSE \*\*TWO RECEPTION ROOMS \*\*CLOAKROOM \*\*FIRST FLOOR SHOWER ROOM \*\*GARAGE \*\*NICE SIZE REAR GARDEN \*\*OFF ROAD PARKING \*\*VIEWINGS HIGHLY RECOMMENDED**



## **Entrance Door Into-**

### **Hallway**

Stairs to first floor with under cupboard.

### **Living Room**

14' 8" x 12' 7" Max (4.47m x 3.84m Max)  
Double glazed window to the front and side.

### **Dining Room**

14' 2" x 11' 2" (4.32m x 3.40m)  
Double glazed patio doors to the rear.

### **Kitchen**

10' 8" x 7' 1" (3.25m x 2.16m)  
One and a quarter sink unit with mixer tap over.  
Adjoining work surface with under cupboards and drawers and matching base units. Space for a range cooker with extractor hood and light over. Space for washing machine and fridge freezer. Serving hatch with double glazed window to the side and door into utility area.

### **Lobby**

Door to side.

### **Cloakroom**

High level W/C and obscured double glazed window to the side.

### **Landing**

Arched double glazed window to the side and built in cupboard.

### **Bedroom One**

15' 2" x 10' 11" Max (4.62m x 3.33m Max)  
Double glazed window to the front.

### **Bedroom Two**

13' 6" x 11' 2" (4.11m x 3.40m)  
Double glazed window to the rear.

### **Bedroom Three**

8' x 7' 6" (2.44m x 2.29m)  
Double glazed windows to the rear.

### **Shower Room**

Three piece suite comprising of double shower cubical, vanity wash hand basin and low level W/C. Half tiled with obscured double glazed window to side.

### **Outside**

#### **Front Garden**

Paved to allow off road parking with lawn area. Leading to-

#### **Integral Garage**

Up and over door and power and light.

#### **Rear Garden**

Enclosed by panel fencing with paved seating area. Mainly laid to lawn with flower bed.



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## Colchester Road, Ipswich

- Semi Detached House
- Two Reception Rooms
- Cloakroom
- First Floor Shower Room
- Three Bedrooms

Tenure: Freehold EPC Rating: D

offers in excess of

**£355,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPW103173 - 0008

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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](mailto:IpswichEast@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**