



**Stanley Avenue, Ipswich IP3 8HX**

**welcome to**

**Stanley Avenue, Ipswich**

Two-bedroom mid terrace house in excellent order, ideal for first time buyers or investors. Centre to all locations including A12 & A14 along with walking distance to town centre. Newly refurbished with downstairs shower room and upstairs bathroom.



## Entrance Door Into-

### Lounge

10' 11" x 10' 10" (3.33m x 3.30m)

Double glazed window to front and laminate flooring.

### Dining Room

10' 7" x 9' 9" (3.23m x 2.97m)

Laminate flooring and built in cupboard.

### Kitchen

8' 2" x 5' 9" (2.49m x 1.75m)

Single sink unit with mixer tap over, adjoining work surface with under cupboards and drawers and matching wall mounted units. Built in electric hob with extractor fan over and built in electric oven. Tiled splash backs and tiled flooring with double glazed window to side.

### Utility Room

6' x 5' 5" (1.83m x 1.65m)

Double glazed window to side aspect, boiler, space for washing machine.

### Shower Room

6' x 5' 5" (1.83m x 1.65m)

L - Shaped room with suite comprising of low-level WC, wash hand basin, shower cubicle.

### Bedroom One

10' 7" x 9' 9" (3.23m x 2.97m)

Double glazed window to rear aspect, radiator.

### Bathroom

Window to rear aspect, three-piece suite comprising of low level wc, wash hand basin, panel enclosed bath. Towel radiator.

### Bedroom Two

10' 9" x 10' 8" (3.28m x 3.25m)

Window to front aspect, radiator. Built in wardrobe.

## External Details

The rear garden is mainly laid to lawn, with established plants and shrubs. There is a rear patio area.



**view this property online** [williamhbrown.co.uk/Property/IPW102996](http://williamhbrown.co.uk/Property/IPW102996)



**welcome to**

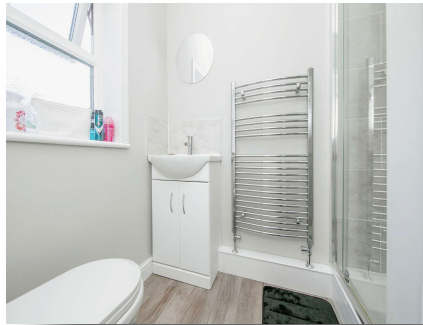
## **Stanley Avenue, Ipswich**

- EAST IPSWICH
- TWO BEDROOM HOUSE
- GOOD SIZED GARDEN
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM

Tenure: Freehold EPC Rating: Awaited

offers over

**£205,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/IPW102996](http://williamhbrown.co.uk/Property/IPW102996)



Property Ref:  
IPW102996 - 0010

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



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



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