

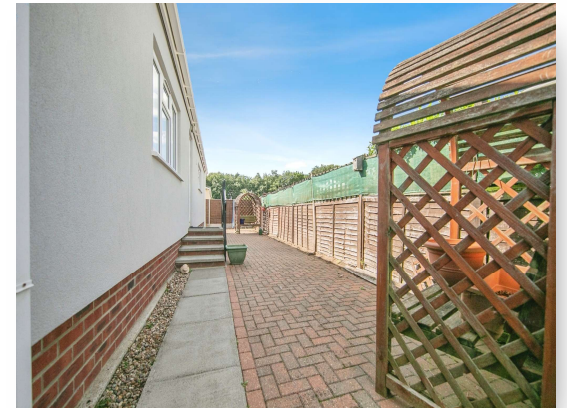
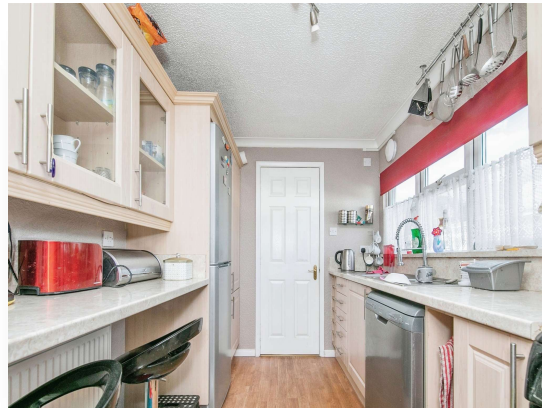


St. Gotthards Avenue, Martlesham Heath Ipswich IP5 3RT

welcome to

St. Gotthards Avenue, Martlesham Heath Ipswich

****MARTLESHAM PARK HOME** **ENSUITE AND DRESSING ROOM TO BEDROOM ONE** **KITCHEN AND UTILITY ROOM** **OPEN PLAN LIVING AND DINING AREA** **SEPARATE STUDY** **CLOSE TO LOCAL AMENITIES** **WITHIN EASY REACH OF WOODBRIDGE****



Entrance Hall

Double glazed entrance door to hallway with side panel, radiator, storage cupboard.

Lounge

16' x 11' (4.88m x 3.35m)

Double glazed windows to front and side, radiator, feature fireplace.

Dining Room

8' 11" x 8' 2" (2.72m x 2.49m)

Double glazed window to side aspect, radiator

Kitchen

13' x 7' (3.96m x 2.13m)

Double glazed window to rear aspect, range of floor and wall units with coordinated work surface, 1 1/2 sink drainer unit, space for cooker, space for fridge/freezer, space for dishwasher. Radiator

Utility Room

8' x 5' (2.44m x 1.52m)

Range of floor units, boiler cupboard, space for washing machine, storage cupboard,

Bedroom One

10' x 9' (3.05m x 2.74m)

Double glazed window to side, radiator, coving to ceiling,

Dressing Room

6' x 4' (1.83m x 1.22m)

With hanging and shelving space

Ensuite Shower Room

6' x 5' (1.83m x 1.52m)

Double glazed window to side, suite comprising of low level WC, wash hand basin and shower cubicle.

Bedroom Two

10' x 9' (3.05m x 2.74m)

Double glazed window to side aspect, radiator.

Study

6' x 5' 1" (1.83m x 1.55m)

Double glazed window to front, radiator.

Bathroom

Suite comprising of low-level WC, wash hand basin, Jacuzzi style bath. Radiator

External Details

The property is well situated, with a driveway for off road parking and a garden which has been mainly laid to lawn.



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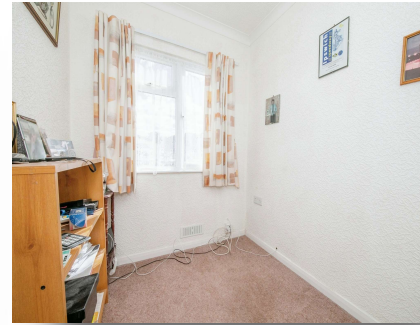
welcome to

St. Gotthards Avenue, Martlesham Heath Ipswich

- TWO BEDROOM PARK HOME
- CLOSE TO LOCAL AMENITIES AND BUS ROUTE
- ENSUITE AND DRESSING ROOM TO BEDROOM ONE
- KITCHEN AND SEPARATE UTILITY ROOM
- SITTING ROOM AND DINING ROOM

Tenure: EPC Rating: Exempt

£220,000



Please note the marker reflects the
postcode not the actual property

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
IPW103461 - 0002

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.

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