



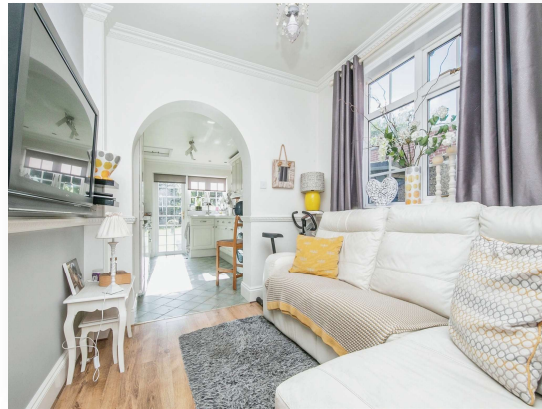
Bucklesham Road, Ipswich IP3 8TP


william
h brown

welcome to

Bucklesham Road, Ipswich

****DETACHED FAMILY HOME** **POPULAR EAST IPSWICH LOCATION, CLOSE TO TRINITY PARK** **EASY ACCESS TO A12/14** **LOCATED WELL FOR ACCESS TO WAITROSE, SAINSBURYS AND RETAIL PARKS** **GARAGE AND OFF-ROAD PARKING FOR MULTIPLE VEHICLES****



Entrance Hall

Upon entering the house through the entrance door, stairs rise to the first floor, there is understairs storage and doors off to the living room, sitting/dining room and breakfast room. The space gives a feeling of character.

Living Room

15' 4" into bay x 13' 7" (4.67m into bay x 4.14m)
Double glazed bay window to the front and side.
Ornamental fireplace with mantel piece surround.
Doors into -

Sitting/Dining Room

25' 6" x 10' 8" (7.77m x 3.25m)
Featured wood burner with mantel piece surround.
Double glazed window to the side. Open into -

Breakfast Room

8' 9" x 8' 6" (2.67m x 2.59m)
Double glazed window to side.

Kitchen

Single sink unit with tap over adjoining work surface with under cupboards and drawers and matching base units. Has space for washing machine, cooker and fridge freezer. Double glazed window and door to the rear.

Utility Room

Double glazed window to the side.

First Floor

Landing

Double glazed window to the side and stairs leading to second floor.

Bedroom One

13' 1" into bay x 12' 3" (3.99m into bay x 3.73m)
Double glazed bay window to the front and built in cupboard.

Bedroom Two

13' 6" x 12' 8" (4.11m x 3.86m)

Double glazed window to the rear, airing cupboard.

Bedroom Three

8' 5" x 8' (2.57m x 2.44m)
Double glazed window to the front.

Bathroom

Three-piece suite comprising of enclosed bath with shower over, vanity wash hand basin and low-level WC, fully tiled walls with obscured double-glazed window to the rear.

Second Floor

Loft Room

Loft room, which we are advised has not yet been signed off by building regulation.

Outside

Front Garden

Enclosed by small panel fencing and mature bushes. Paved to allow off-road parking, with access to detached garage.

Rear Garden

Enclosed by panel fencing, mainly laid to lawn. Paved patio area, flower and shrub borders. Raised decking leading to summer house.

Summer House/Office

Double glazed window to the side, fitted blinds, french door opening and power and light.

Shed

Security side window, power and light. Wood storage to remain.



view this property online williamhbrown.co.uk/Property/IPW103501



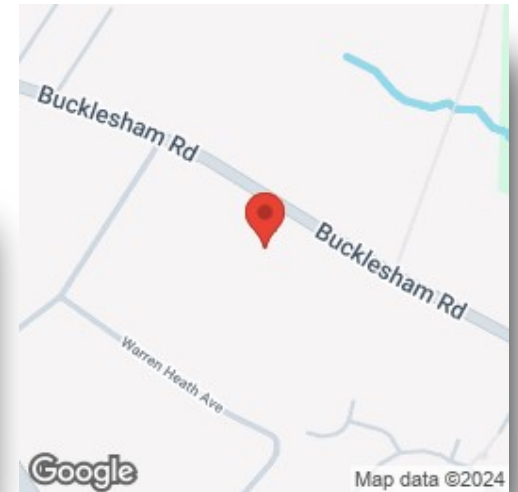
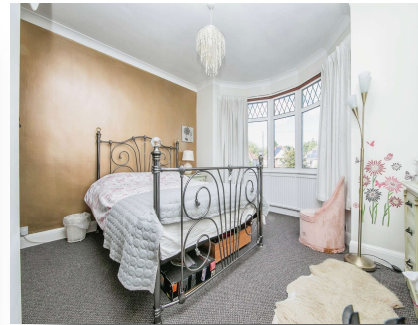
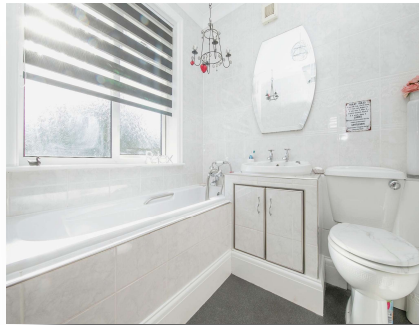
welcome to

Bucklesham Road, Ipswich

- EAST IPSWICH
- THREE BEDROOMS
- EXTENDED ACCOMMODATION
- GARAGE AND OFF-ROAD PARKING
- SITTING ROOM IN EXCESS OF 25FT IN LENGTH

Tenure: Freehold EPC Rating: E

£580,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPW103501



Property Ref:
IPW103501 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we will 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