



Coopers Road, Martlesham Heath Ipswich IP5 3SJ



welcome to

Coopers Road, Martlesham Heath Ipswich

FAMILY HOME **TWO RECEPTION ROOMS **THREE BEDROOMS **FIRST FLOOR BATHROOM **PORCH **KITCHEN/DINER **ENCLOSED REAR GARDEN **OFF ROAD PARKING **GARAGE **FRONT GARDEN **MARTLESHAM HEATH** POTENTIALLY NO ONWARD CHAIN**



Entrance Door Into

Porch

Entrance door into -

Hallway

Stairs to first floor.

Lounge

14' 1" x 9' 6" (4.29m x 2.90m)

Featured fireplace with mantel piece surround. Wooden effect flooring and double-glazed window to the front.

Kitchen/Diner

16' 1" x 10' 2" (4.90m x 3.10m)

Sink unit with mixer tap over and adjoining work surface. Under cupboards and drawers and matching base units along with display units. Built in double eclectic oven, built in hob with extractor hood and light over. Space for dishwasher, washing machine and fridge freezer. Tiled splash backs, inset lighting, window to the rear and double doors into -

Sunroom

13' 9" x 7' 3" (4.19m x 2.21m)

Double glazed window to the side and rear and French doors to the rear.

Landing

Built in airing cupboard housing boiler.

Bedroom One

11' 6" x 9' 3" (3.51m x 2.82m)

Double glazed window to the rear and built in cupboard.

Bedroom Two

10' 3" x 9' 3" (3.12m x 2.82m)

Double glazed window to the front.

Bedroom Three

6' 8" x 6' 4" (2.03m x 1.93m)

Double glazed window to the front.

Bathroom

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

Outside

Front Garden

Enclosed by small fencing, driveway to side and shingle frontage with pathway to the front door. Gate access into -

Rear Garden

Enclosed by panel fencing, mainly laid to lawn with flower and shrub borders and seating area.

Garage

With up and over door and door at the rear into garden.



view this property online williamhbrown.co.uk/Property/IPW103513



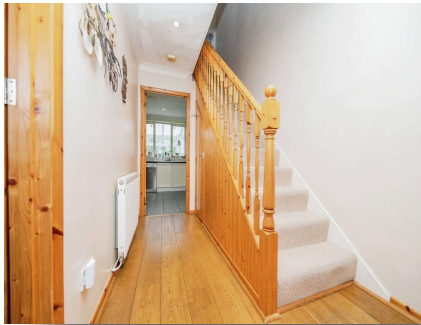
welcome to

Coopers Road, Martlesham Heath Ipswich

- Martlesham Heath
- End Terrace House
- Kitchen/Diner
- Two Reception Rooms
- First Floor Bathroom

Tenure: Freehold EPC Rating: D

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPW103513



Property Ref:
IPW103513 - 0003

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