



Humber Doucy Lane, Ipswich IP4 3PD

welcome to

Humber Doucy Lane, Ipswich

We are delighted to present this spacious 3-bedroom semi-detached house ideally located in the sought-after North East area of Ipswich.



We are delighted to present this spacious 3-bedroom semi-detached house ideally located in the sought-after North East area of Ipswich.

This well-presented home is within walking distance of the Northgate High School catchment area and Sidegate Primary School, making it perfect for families. It also offers convenient access to Ipswich town centre, the vibrant Waterfront, and key road links via the A12 and A14.

The property is close to local amenities including shops, restaurants, bars, doctor surgeries, and Ipswich Hospital. It benefits from three reception rooms, three bedrooms, detached garage and newly paved driveway

Early viewing is highly recommended to fully appreciate all this property has to offer.

Entrance Door Into...

Hallway

Lounge

16' 4" Into Bay x 12' 3" Max. (4.98m Into Bay x 3.73m Max.)

Kitchen / Diner

25' x 7' 8" (7.62m x 2.34m)

Snug

10' 5" x 10' 1" (3.17m x 3.07m)

Dining Room

10' 11" x 10' 5" (3.33m x 3.17m)

First Floor

Landing

Bedroom One

16' 7" Into Bay x 9' 6" Fitted Wardrobes (5.05m Into Bay x 2.90m Fitted Wardrobes)

Bedroom Two

11' 1" x 9' 11" (3.38m x 3.02m)

Bedroom Three

8' 6" Max. x 6' 5" (2.59m Max. x 1.96m)

Bathroom

Outside

Front Garden

Garage

Rear Garden



view this property online williamhbrown.co.uk/Property/IPW102219



welcome to

Humber Doucy Lane, Ipswich

- Semi-Detached House
- Three Reception Areas
- Three Bedrooms
- First Floor Bathroom
- Off Road Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£315,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPW102219



Property Ref:
IPW102219 - 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