



Lugano Avenue, Martlesham Heath Ipswich IP5 3RR

welcome to

Lugano Avenue, Martlesham Heath Ipswich

****MARTLESHAM LOCATION **KITCHEN/DINER **19ft LOUNGE **TWO BEDROOMS **DRESSING ROOM **ENSUITE **SOME FULL HEIGHT WINDOWS
**VAULTED CEILINGS **INNER HALLWAY **GARAGE **OFF ROAD PARKING ** FULL GAS CENTRAL HEATING THROUGHOUT ** OPPOSITE QUIET
COMMUNAL GREEN **NO ONWARD CHAIN **VIEWINGS RECOMMENDED**



Entrance Door Into- Kitchen/Diner

19' 2" x 10' 9" (5.84m x 3.28m)

**Double glazed doors to front and rear

**Sink unit with mixer tap over and adjoining work surface

**Under cupboards & drawers and matching base units

**Built in electric oven & hob, with extractor hood over

**New Integral dishwasher & existing fridge/freezer to remain

**Space for washing machine

**Walkthrough opening into-

Sitting Room

19' x 11' 6" (5.79m x 3.51m)

**Vaulted ceiling

**Two full height glazed windows to the side

**Double glazed window to the front

**Featured fire place

Bedroom Two

9' 5" x 9' 2" (2.87m x 2.79m)

**Double glazed window to the rear

**Built in storage

Bedroom One

10' 7" Max x 9' 6" (3.23m Max x 2.90m)

**Double glazed window to the front

**Opening through to-

Dressing Area

**Shelving and hanging space

En-Suite

**Shower cubical

**low level W/C

**Wash hand basin

**Bidet

**Obscured double glazed window to the rear

Cloakroom

**Low level W/C

**Wash hand basin

**Built in airing cupboard with radiator

**Obscured double glazed window to the front

Outside

Front Garden

**Shingled with steps up to double doors

**Paved driveway to the side leading to-

Detached Garage

**Up and over door

**Power and light

Rear Garden

**Enclosed by wooden fencing

**Mainly laid to lawn

**Flowers and shrubs



view this property online williamhbrown.co.uk/Property/IPW103928



welcome to

Lugano Avenue, Martlesham Heath Ipswich

- FALCON PARK
- CLOSE TO LARGE RETAIL SHOPS
- LOCAL BUS ROUTES
- LARGE LOUNGE
- KITCHEN/DINER

Tenure: EPC Rating: Exempt
Council Tax Band: A

£225,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPW103928

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:
IPW103928 - 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