



Millfield Gardens, Ipswich IP4 4PQ

welcome to

Millfield Gardens, Ipswich

****EAST IPSWICH **QUIET LOCATION **SEMI DETACHED HOUSE **TWO BEDROOMS **NICELY DECORATED **OFF ROAD PARKING **NO ONWARD TRAFFIC **ENCLOSED REAR GARDEN**



An ideal starter home or investment opportunity!

This beautifully renovated two-bedroom semi-detached house has been upgraded to an excellent standard throughout, featuring a newly laid driveway and stylish internal improvements. The property also boasts a unique built-in under-stairs bar area, perfect for entertaining guests.

Upstairs offers two well-proportioned bedrooms and a modern family bathroom, while outside you'll find a private, unoverlooked rear garden - ideal for relaxing or socialising.

Conveniently located close to local shops, restaurants, and bars, this home also provides easy access to Ipswich Hospital, doctor's surgeries, and public transport links to Ipswich Town Centre. The A12 and A14 are easily accessible, providing routes to Felixstowe, Martlesham, and Colchester, and the nearby train station makes it a great choice for commuters.

Viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

Entrance Door Into-

Porch

Kitchen

13' x 10' 3" (3.96m x 3.12m)

Living Room

14' x 13' Max (4.27m x 3.96m Max)

Bedroom One

13' 1" x 10' 4" Into bay (3.99m x 3.15m Into bay)

Bedroom Two

10' 10" x 7' 3" (3.30m x 2.21m)

Bathroom

Outside

Front Garden

Rear Garden



view this property online williamhbrown.co.uk/Property/IPW103701



welcome to

Millfield Gardens, Ipswich

- SEMI DETACHED HOUSE
- RECENTLY DECORATED
- TWO BEDROOMS
- NEW DRIVEWAY
- QUIET LOCATION

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

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPW103701



Property Ref:
IPW103701 - 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