



Reading Road, Ipswich IP4 4NP

welcome to

Reading Road, Ipswich

A Three Bedroom family home situated in the ever popular East of Ipswich. Local schools are within reach, as are many amenities. For commuters, the A12/A14 are a drive away and offer access to London and Cambridge. The house benefits from a pleasant garden and off road parking.



Entrance Hall

With doors to living room and dining room, and stairs to the first floor.

Living Room

11' 8" x 11' 1" (3.56m x 3.38m)

Window to front aspect, feature fire with surround and mantel.

Kitchen/Dining Area

Dining Area

17' 5" x 11' 6" (5.31m x 3.51m)

The interlinked kitchen and dining room give an excellent combined space, with window to rear of the dining room and open to the kitchen

Kitchen Area

8' 9" x 7' 1" (2.67m x 2.16m)

Linked with the dining room, this is an excellent area which has a range of floor and wall units with a co-ordinated work surface. There is a window to the side and a door to side leading to the garden, with a further door leading to the bathroom.

Bathroom

Fitted with a suite comprising of a low level wc, pedestal wash hand basin and panelled bath. Window to side aspect.

First Floor Landing

Bedroom One

11' 8" x 11' 3" (3.56m x 3.43m)

Window to front aspect

Bedroom Two

11' 8" x 10' (3.56m x 3.05m)

Window to rear aspect.

Bedroom Three

8' 6" x 7' 5" (2.59m x 2.26m)

Window to rear aspect

External Details

To the rear of the property is a delightful mature garden with established plants and trees. To the

front of the house has been laid to off road parking.



view this property online williamhbrown.co.uk/Property/IPW103854



welcome to

Reading Road, Ipswich

- EAST IPSWICH
- THREE BEDROOMS
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- PLEASANT GARDEN

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

guide price

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPW103854



Property Ref:
IPW103854 - 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