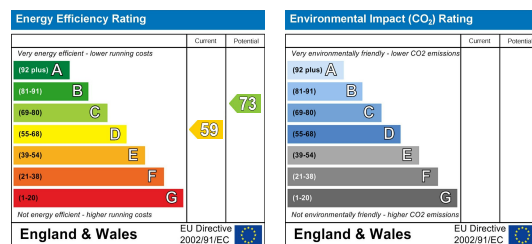


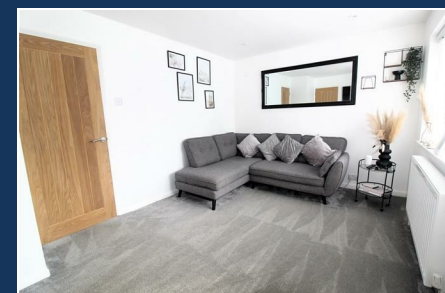
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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15 Badgers Bank, Ipswich, IP2 9EN

£400,000

FOUR Bedroom detached house located on the popular Badgers Bank, situated to the South West of Ipswich. The property has been renovated over the past three years including kitchen/diner, bathroom, cloakroom, landscaped rear gardens, driveway way doubled and further improvements. The property must be viewed to appreciate the accommodation on offer.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



15 Badgers Bank, Ipswich, Suffolk, IP2 9EN

IPSWICH:

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

With front door leading to...

ENTRANCE HALL:

With stairs to first floor, doors leading to...

CLOAKROOM:

With double glazed window to front aspect, low level W.C, wash hand basin with vanity unit under.

LIVING ROOM:

With double glazed window to rear aspect, radiator.

KITCHEN/DINING ROOM:

Open Plan with double glazed French doors to rear aspect, double glazed window to front aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset sink unit and drainer, integral double oven and induction hob with extractor over, integral dishwasher, integral fridge/freezer, breakfast bar.

UTILITY ROOM / BOOT ROOM :

With double glazed window to front aspect, fitted with a range of matching wall and base level units, inset stainless steel sink unit and drainer, space and plumbing for washing machine, floor to ceiling cupboard housing wall mounted boiler, under stairs storage cupboard.

FIRST FLOOR

LANDING:

With loft access and doors leading to...

BEDROOM 1:

With double glazed window to front aspect, built in wardrobe, radiator.

BEDROOM 2:

With double glazed window to front aspect, built in wardrobe, radiator.

BEDROOM 3:

With double glazed window to rear aspect, built in bedroom furniture, radiator.

BEDROOM 4:

With double glazed window to rear aspect, built in wardrobe, radiator.

BATHROOM:

With double glazed window to rear aspect, fitted suite comprising panelled bath with separate shower over, shower screen, low level W.C, wash hand basin with vanity unit under.

OUTSIDE:

To the front of the property the garden is laid to lawn, there is a block paved driveway providing ample off road parking, gate providing side access.

REAR GARDEN:

The garden to the rear of the property has recently been landscaped providing patio area, lawned area, side storage, the garden is enclosed by fencing.

GARAGE:

With electric rolling door, power and light connected, courtesy door to rear garden.

IPSWICH OFFICE:

01473 353287 - Estate agents act:

Please be aware the seller is employed by the selling agent.

