

Ipswich Court, Bury St. Edmunds IP33 1ST



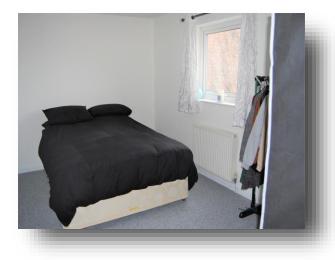
welcome to

Ipswich Court, Bury St. Edmunds

This two bedroom mid-terrace house is being sold to INVESTORS ONLY as there is currently a TENANT IN SITU. If you're a landlord looking for good rental income, please give us a call! This home is conveniently located close to both the Town Centre and Railway Station.













Ground Floor

Entrance Hall

Door to lounge and wood laminated flooring.

Lounge

13' 3" x 16' 10" (4.04m x 5.13m) Window to front and rear aspect, door to conservatory and inner hall, two double radiators, TV/Telephone point and wood laminated flooring.

Kitchen

9' 4" x 7' 1" (2.84m x 2.16m) Window to rear aspect, range of wall and base units with rolled edge work surface, incorporated single sink and drainer with mixer tap, integrated fridge freezer, dishwasher, microwave, double electric oven with hob and extractor over.

Inner Hall

Stairs to first floor, door to rear garden, kitchen and cloakroom, under stairs storage and single radiator.

Cloakroom

Low level WC, wall mounted sink, part tiled walls and laminate flooring.

Conservatory

13' 9" x 6' 9" (4.19m x 2.06m) UPVC windows and panels on two sides, door to rear garden, wall lights and sockets.

First Floor

Bedroom One

17' 2" x 7' 8" (5.23m x 2.34m) Window to front aspect.

Bedroom Two

13' 10" x 8' 10" (4.22m x 2.69m) Window to rear and double radiator.

Bathroom

Two frosted windows to rear aspect, low level WC, pedestal wash hand basin with mixer tap, panelled bath with Victorian style mixer tap, glass screen and heated towel rail.

Exterior

Rear Garden

Large corner block garden with timber shed, pergola and an access gate with path leading to back door. Double gates leading to garden, predominately single with shrubs, mature trees, outdoor lights and tap.

Parking

Off street parking for 2 - 3 vehicles.





welcome to

Ipswich Court, Bury St. Edmunds

- INVESTORS ONLY TENANT IN SITU
- **Town Centre Location**
- **Two Spacious Bedrooms**
- **Enclosed Rear Garden**
- Allocated Parking To Rear

Tenure: Freehold EPC Rating: D

offers in excess of

£210,000



view this property online williamhbrown.co.uk/Property/BGS108758

Station Hill Ipswich 5 Cannon S Coog Map data ©2024 Please note the marker reflects the

postcode not the actual property

The Property Ombudsman

Property Ref: BGS108758 - 0012 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.

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