



Saturn Road, Ipswich, IP1 5PY

welcome to

Saturn Road, Ipswich

PUBLIC NOTICE: 181 Saturn Road, Ipswich, IP1 5PY. We are acting in the sale of the above property and have received an offer of £242,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating = B.

Entrance Hall

18' x 3' 5" (5.49m x 1.04m)

Tiled flooring, one radiator and an understairs storage cupboard.

Cloakroom

5' 1" x 2' 9" (1.55m x 0.84m)

Low level WC, wash hand basin, one radiator, part tiled, tiled flooring and an extractor fan.

Kitchen/diner

15' 2" x 13' 5" (4.62m x 4.09m)

Spacious, open plan kitchen/diner with two sets of patio doors leading to the garden, tiled flooring throughout, spot lights, one radiator, a range of eye and base level units in wood with marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, granite effect splashback, integrated oven with gas hob and extractor hood, an integrated dishwasher and space for a washing machine and fridge/freezer.

First Floor Landing

Airing cupboard, carpet flooring and one radiator.

Master Bedroom

15' 1" x 8' 2" (4.60m x 2.49m)

Double glazed window to the front, carpet flooring, one radiator and a built in wardrobe.

En Suite

7' 1" x 6' 6" (2.16m x 1.98m)

Low level WC, pedestal wash hand basin, shower with glass enclosure, one radiator, extractor fan, wood effect flooring and double glazed window to the front.

Bedroom Two

12' 1" x 8' 2" (3.68m x 2.49m)

Double glazed window to the rear, carpet flooring and one radiator.

Bedroom Three

11' 2" x 8' 3" (3.40m x 2.51m)

Double glazed Juliet balcony to the front, carpet flooring and one radiator.

Bathroom

6' 5" x 6' 9" (1.96m x 2.06m)

Double glazed window to the front, enclosed WC, vanity sink with chrome mixer tap, bath with shower attachment, carpet flooring, one radiator, part tiled walls and extractor fan.

Second Floor Landing

Loft hatch and carpet flooring.

Bedroom Four

8' 1" x 6' 5" (2.46m x 1.96m)

Double glazed window to the rear, carpet flooring, one radiator and a fitted double wardrobe.

Outside: Front Garden

Tarmac driveway with parking for one vehicle, access to the garage, a lawned area, a hedged area and a pathway leading to the front door.

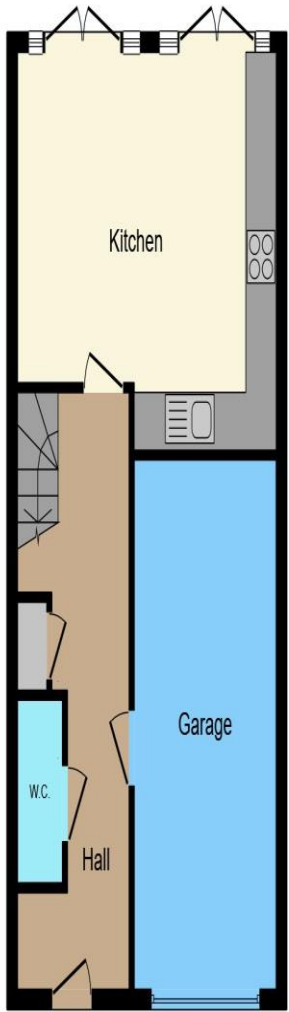
Rear Garden

Fully enclosed rear garden with a patio seating area, a lawned area and a shed.

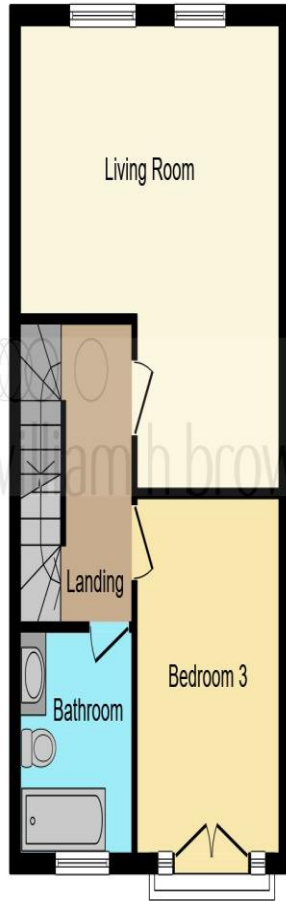
Garage

16' 7" x 8' 3" (5.05m x 2.51m)

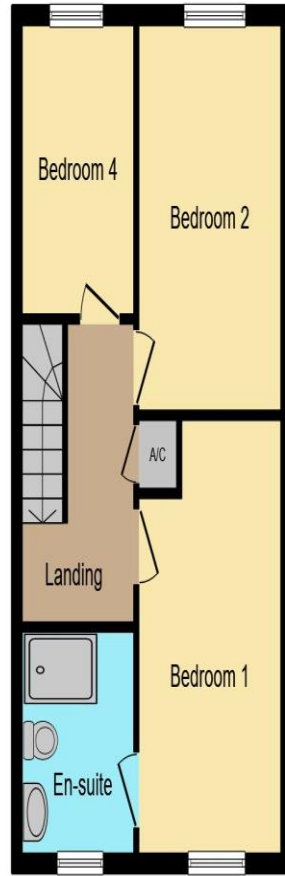
Up and over door, power, light and a door leading to the hall.



Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to

Saturn Road, Ipswich

- No onward chain
- Four bedroom town house
- Garage & off street parking
- Open plan kitchen/diner with two sets of patio doors
- Ground floor cloakroom & two bathrooms

Tenure: Freehold EPC Rating: B

£230,000



view this property online williamhbrown.co.uk/Property/IPS118521



Property Ref:
IPS118521 - 0010

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 226101



ipswich@williamhbrown.co.uk



Wolsey House, 16-18 Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk