



**The Albany, Ipswich, IP4 2TP**

**welcome to**

## **The Albany, Ipswich**

This well-presented end-terraced home boasts three generous bedrooms, a ground floor cloakroom, a first floor bathroom, a large lounge/diner, a South facing rear garden and one allocated parking space.



### **Entrance Hall**

9' 9" x 4' 3" ( 2.97m x 1.30m )  
Oak flooring and one radiator.

### **Cloakroom**

6' 3" x 2' 9" ( 1.91m x 0.84m )  
Low level WC, pedestal wash hand basin, one radiator, stone effect flooring and a double glazed window to the side.

### **Kitchen**

9' 9" x 8' 2" ( 2.97m x 2.49m )  
A range of eye and base level units in wood with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome taps, tiled splashback, a wall mounted gas fired boiler, space for a washing machine, fridge/freezer and cooker, one radiator, stone effect flooring and a double glazed window to the front.

### **Lounge/Diner**

16' x 13' 9" max ( 4.88m x 4.19m max )  
Stunning, open plan lounge/diner with a double glazed window to the rear, a further glazed door leading to the rear garden, an understairs storage cupboard, oak flooring throughout, one radiator, TV point and ample space for a sofa set up, dining table and chairs.

### **First Floor Landing**

Carpet flooring, loft hatch, an airing cupboard and a double glazed window to the side.

### **Master Bedroom**

13' 1" x 8' 7" ( 3.99m x 2.62m )  
Double glazed window to the front, carpet flooring and one radiator.

### **Bedroom Two**

10' 9" max x 8' 7" ( 3.28m max x 2.62m )  
Double glazed window to the rear, carpet flooring and one radiator.

### **Bedroom Three**

9' 3" x 7' 5" ( 2.82m x 2.26m )  
Double glazed window to the rear, carpet flooring and one radiator.

### **Bathroom**

7' x 6' 2" ( 2.13m x 1.88m )  
Low level WC, . pedestal wash hand basin, bath with overhead shower, tiled splashback, one radiator, stone effect flooring, extractor fan and a double glazed window to the front.

### **Outside: Front Garden**

A pathway leading to the front door.

### **Rear Garden**

Fully enclosed, South facing rear garden with a lawned area, a patio seating area, a pathway leading to the rear of the garden, outside tap and light, partially walled, a shed and a rear gate leading to the allocated parking space.

### **Parking**

One allocated space to the rear of the property.



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## The Albany, Ipswich

- No onward chain
- 60% shared ownership
- Three generous bedrooms
- Large lounge/diner with garden access
- One allocated parking space

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS118941 - 0003

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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.



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