



Argyle Street, Ipswich, IP4 2NA

welcome to

Argyle Street, Ipswich

This three bedroom mid-terraced home is located in the popular area of East Ipswich and benefits from two spacious reception rooms, modern finishes throughout, a ground floor bathroom and a courtyard garden.



Lounge

12' 1" x 10' 5" (3.68m x 3.17m)

Double glazed window to the front, grey wood effect flooring, one radiator, spot lights and a meter cupboard.

Dining Room

12' 1" x 11' 1" (3.68m x 3.38m)

Grey wood effect flooring throughout, double glazed window to the rear, exposed storage cupboard, open staircase, one radiator, exposed fireplace with tiled base.

Kitchen

8' 9" x 6' 8" (2.67m x 2.03m)

A range of eye and base level units in white with stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, space for a fridge/freezer and washing machine, a wall mounted gas fired boiler, part tiled walls, a door to the side and a double glazed window to the side.

Ground Floor Bathroom

11' 9" x 3' 6" (3.58m x 1.07m)

A shower with glass enclosure, low level WC, vanity sink with chrome mixer tap, tiled flooring, extractor fan, chrome heated towel rail and a double glazed window to the side.

First Floor Landing

Spot lights, grey wood effect flooring and a wall papered wall.

Master Bedroom

12' 3" x 10' 5" (3.73m x 3.17m)

Dual aspect double glazed windows overlooking the front, one radiator, grey wood effect flooring and a fitted wardrobe.

Bedroom Two

9' 2" x 7' 3" (2.79m x 2.21m)

Double glazed window to the rear, one radiator, a built in cupboard and grey wood effect flooring.

Bedroom Three

8' 9" x 7' (2.67m x 2.13m)

Double glazed window to the rear, one radiator, grey wood effect flooring and loft hatch.

Outside:

Front Garden

Fully paved with a walled border and a gate to entry.

Rear Garden

A courtyard garden with a half-height brick wall, a rear gate, a hard standing seating area, a power point and a brick shed.



view this property online williamhbrown.co.uk/Property/IPS118968



welcome to

Argyle Street, Ipswich

- Three generous bedrooms
- Modern finishes throughout
- Ground floor bathroom
- Outside Utility space
- Courtyard garden

Tenure: Freehold EPC Rating: D

offers over

£170,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/IPS118968](https://www.williamhbrown.co.uk/Property/IPS118968)



Property Ref:
IPS118968 - 0002

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](https://www.williamhbrown.co.uk)