

St. Johns Road, Ipswich, IP4 5BU

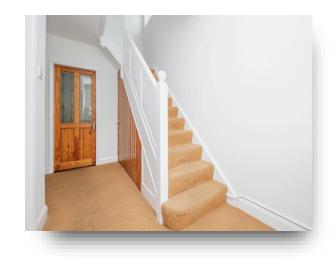
welcome to

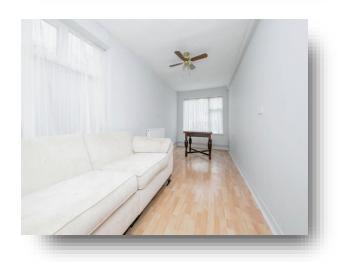
St. Johns Road, Ipswich

Attractive double bay fronted detached home situated in the East of Ipswich and benefiting from no onward chain!













Entrance Hall

13' x 4' 9" (3.96m x 1.45m)

Spacious entrance hall benefiting from carpet flooring, a radiator, under stair storage cupboard and double glazed window facing the side aspect.

Lounge

14' x 13' (4.27m x 3.96m)

Spacious bay fronted lounge boasting carpet flooring, radiator, TV point, brick feature wall with a gas fire and a double glazed bay window facing the front garden.

Dining Room

13' 7" x 11' 5" (4.14m x 3.48m)

Double glazed window facing the rear aspect, carpet flooring and radiator.

Sitting Room

19' 7" x 8' 1" Max (5.97m x 2.46m Max)

Sitting room benefiting from wood effect flooring throughout, radiator, double glazed windows to the front and side aspect and bespoke shelving.

Kitchen

10' x 7' 7" (3.05m x 2.31m)

Range of eye and base level units in high gloss White with marble effect work tops, Cream 1 and a half bowl sink with drainer unit and a chrome mixer tap, tiled backsplash, space for a fridge freezer, cooker and washing machine, tiled flooring and a double glazed window facing the rear garden.

Utility Room

7' 6" x 5' 7" (2.29m x 1.70m)

Fitted worktop with space for a large freezer and tumble dryer, tiled flooring, radiator and a double glazed window and door leading to the rear garden.

Landing

Double glazed window facing the side aspect, carpet flooring, loft hatch and a airing cupboard housing the Baxi boiler.

Master Bedroom

14' 6" x 11' 6" (4.42m x 3.51m)

Double glazed bay window facing the front aspect, original floorboards, radiator and telephone point.

Bedroom 2

13' 6" x 11' 5" (4.11m x 3.48m)

Double glazed window facing the rear aspect, carpet flooring and radiator.

Bedroom 3

7' 8" x 7' 7" (2.34m x 2.31m)

Double glazed window facing the front aspect, carpet flooring and radiator.

Bathroom

7' 7" x 5' 7" (2.31m x 1.70m)

Low level WC, pedestal wash hand basin, bath with shower attachment, part tiled walls and wood effect flooring, radiator and a double glazed window overlooking the rear garden.

Outside:

Front Garden

Large front garden which is fully paved with retaining brick wall, steps up to the front door and a hard standing driveway with potential to increase the driveway size to the side STPP.

Rear Garden

Generous rear garden benefiting from two side access point, outside tap, raised patio area with retaining brick wall, hard standing seating area, lawn, raised flowerbeds, trees and a cherry tree, fully enclosed borders and a large shed.





welcome to

St. Johns Road, Ipswich

- Three reception rooms
- Generous rear garden
- Off street parking
- Popular East Ipswich location
- Attractive double bay fronted home

Tenure: Freehold EPC Rating: D

£350,000







Coocle Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS119243



Property Ref: IPS119243 - 0004 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

01473 226101



Ipswich@williamhbrown.co.uk



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



williamhbrown.co.uk

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.