

welcome to

Hening Avenue, Ipswich

This well-presented ground floor flat benefits from two large double bedrooms, ample storage cupboards, an open plan kitchen/diner/lounge and one allocated parking space.













Entrance Hall

14' 3" x 6' 3" (4.34m x 1.91m) Carpet flooring, a double storage cupboard, a further single storage cupboard and one radiator.

Kitchen/Diner/Lounge

19' 5" x 10' 6" (5.92m x 3.20m) Double glazed windows to the front, one is floor to ceiling allowing in ample natural light, tiled effect flooring to the kitchen area, carpet flooring to the lounge area, two radiators, and TV point. The kitchen itself boasts a range of eye and base level units in grey with grey stone effect worktop surfaces, tiled splashback throughout, a stainless steel sink plus drainer and chrome mixer tap, space for a cooker, fridge/freezer and washing machine, a boxed in boiler and an extractor fan.

Bedroom One

15' 1" x 10' 6" (4.60m x 3.20m) Double glazed window to the rear with fitted shutters, carpet flooring and one radiator.

Bedroom Two

15' 2" x 8' 6" ($4.62m\ x\ 2.59m$) Double glazed window to the rear, carpet flooring and one radiator.

Bathroom

7' x 5' 7" ($2.13m \times 1.70m$) Low level WC, pedestal wash hand basin, a bath with overhead shower, part tiled walls, shaver point, one radiator and an extractor fan.





welcome to

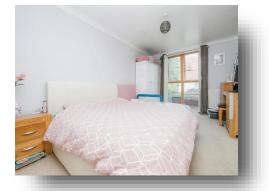
Hening Avenue, Ipswich

- Two large double bedrooms
- Ample storage cupboards
- Open plan kitchen/diner/lounge
- One allocated parking space
- Short walks to local shops, restaurants, supermarkets and doctors

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 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.

£140,000





view this property online williamhbrown.co.uk/Property/IPS119532



Property Ref:

IPS119532 - 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

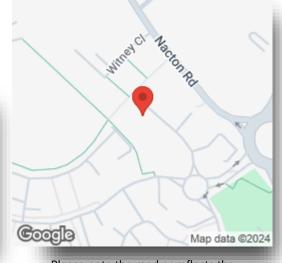


Ipswich@williamhbrown.co.uk

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



williamhbrown.co.uk



Please note the marker reflects the postcode not the actual property