



Witney Close, Ipswich, IP3 9QF



welcome to

Witney Close, Ipswich

This well-presented two bedroom mid-terraced home benefits from ground floor bedrooms, a ground floor bathroom, an en suite to the master bedroom, a first floor lounge, a first floor kitchen and one allocated parking space. NO ONWARD CHAIN!



Agents Note:

*Please note there is an additional Estate Charge of £450 payable every 3 months on this property.

Entrance Hall

Wood effect flooring, front door, one radiator, an understairs storage cupboard and doors to ground floor rooms.

Ground Floor Bedroom Two

9' x 4' (2.74m x 1.22m)

A circular double glazed window to the front, one radiator and wood effect flooring.

Ground Floor Bathroom

6' 10" x 6' (2.08m x 1.83m)

A bath with shower attachment, low level WC, one radiator, part tiled walls, vinyl flooring, shaver point, pedestal wash hand basin and a towel rail.

Ground Floor Master Bedroom

14' x 11' (4.27m x 3.35m)

Carpet flooring, a glazed door leading to the rear garden, one radiator and a double storage cupboard.

En Suite

6' 10" x 4' (2.08m x 1.22m)

Vinyl flooring, Low level WC, pedestal wash hand basin, a shower with glass enclosure, part tiled walls and a towel rail.

Stairs Up To First Floor

Banister and carpet flooring.

Lounge

19' 1" x 14' (5.82m x 4.27m)

Wooden flooring, two radiators, large double glazed window to the rear with fitted blinds and views over communal lawns, an open banister leading to the stairs and an open archway to the kitchen.

Kitchen

14' x 8' 1" (4.27m x 2.46m)

An open archway leading to the lounge, tiled flooring, a stainless steel sink plus drainer and chrome mixer tap, double glazed windows to the front, a range of eye and base level units in wood effect with black worktop surfaces, an integrated oven with gas hob and extractor hood, space for a washing machine, dishwasher and fridge/freezer, a cupboard housing the boiler with storage space.

Outside:**Front Garden**

A communal paved area leading to the front door and glazed bricks to the side of the front door.

Rear Garden

A paved area, 2 x privacy screens to both sides and open to a communal lawned area.

Parking

One allocated parking space in the private car park opposite the property.



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Witney Close, Ipswich

- Two bedrooms
- En suite to master
- Ground floor bedrooms, en suite & bathroom
- First floor lounge & kitchen
- 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 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119504 - 0003

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