

Witney Close, Ipswich, IP3 9QF



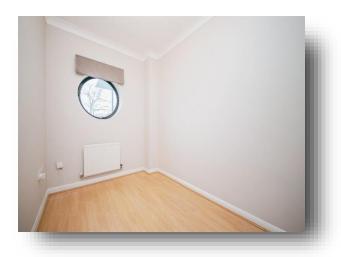
welcome to

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" \overline{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.





welcome to

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

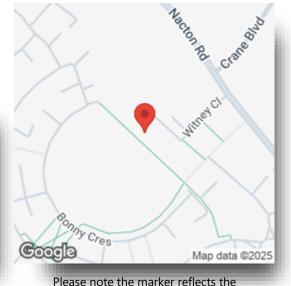
£165,000





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Please note the marker reflects the postcode not the actual property



Property Ref: IPS119504 - 0003 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.

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