

Hening Avenue, Ipswich, IP3 9QJ



welcome to

Hening Avenue, Ipswich

GUIDE PRICE £145,000-£155,000 This spacious top floor flat boasts two large double bedrooms, master bedroom with en suite and built in wardrobe, a kitchen/breakfast room, a South facing balcony and one allocated parking space.













Agents Note:

*There has been a new boiler installed in October 2024, with a 5 year warranty.

Entrance Hall

13' 8" x 6' 2" max (4.17m x 1.88m max)

Wood effect flooring, one radiator and a double storage cupboard with space for a tumble dryer.

Lounge

13' x 10' 8" (3.96m x 3.25m)

Beautifully presented lounge with full height double glazed windows to the front, French doors leading to the balcony, carpet flooring, one radiator and TV point.

Balcony

13' 4" x 5' max (4.06m x 1.52m max)

South facing balcony with Astro turf flooring and a balustrade.

Kitchen/Breakfast Room

10' 8" x 10' 2" (3.25m x 3.10m)

Large kitchen/breakfast room with a range of eye and base level units in wood with white stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, a boxed in boiler, an integrated oven gas hob and extractor hood, tiled splashback throughout, space for a fridge/freezer, washing machine and dishwasher, spot lights, one radiator, tiled flooring and a double glazed window to the front.

Master Bedroom

15' 2" x 11' max (4.62m x 3.35m max)

Long, sweeping master bedroom with a double glazed window to the rear, carpet flooring, one radiator, TV point, a double built in wardrobe and a door leading to the en suite.

En Suite

7' 3" x 5' 4" (2.21m x 1.63m)

Shower with glass enclosure, tiled splashback, low level WC, pedestal wash hand basin, part tiled walls, wood effect flooring, extractor fan, shaver point, spot lights and one radiator.

Bedroom Two

15' 3" x 8' 6" (4.65m x 2.59m)

Double glazed window to the rear, carpet flooring, one radiator, TV point and a double built in wardrobe

Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

A bath with overhead shower, tiled splashback, low level WC, pedestal wash hand basin, part tiled walls, wood effect flooring, extractor fan, spot lights and shaver point.

Parking

One allocated parking space.





welcome to

Hening Avenue, Ipswich

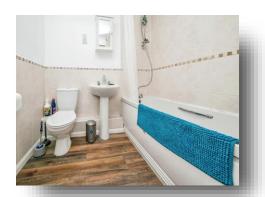
- Two large double bedrooms
- Master bedroom with en suite
- Kitchen/breakfast room
- South facing balcony
- Allocated parking space

Tenure: Leasehold EPC Rating: B

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.

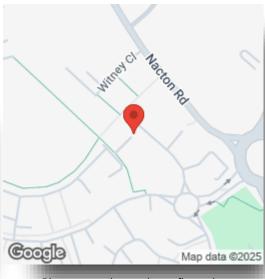
guide price

£145,000 - £155,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS117669



Property Ref: IPS117669 - 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.

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.





01473 226101



Ipswich@williamhbrown.co.uk



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



williamhbrown.co.uk