



Releet Close, Great Bricett, Ipswich, IP7 7FA

welcome to

Releet Close, Great Bricett, Ipswich

This well-presented semi-detached home benefits from two large double bedrooms, a spacious lounge, a 1st floor bathroom, plumbing for a ground floor cloakroom, a landscaped rear garden and one allocated parking space.

50% SHARED OWNERSHIP



Agents Note:

There is an option to staircase the purchase of this property up to 100%.

Entrance Hall

16' 7" x 3' 8" max (5.05m x 1.12m max)

Wood effect flooring throughout, one radiator and an understairs storage cupboard.

Lounge

13' 9" x 13' (4.19m x 3.96m)

Double glazed window to the rear, a door leading to the garden, wood effect flooring, one radiator and TV point.

Utility Room

7' x 4' 6" (2.13m x 1.37m)

Double glazed window to the side, pedestal wash hand basin, wood effect flooring, plumbing for a toilet, a fitted worktop, a fitted extractor fan and space for a tumble dryer.

Kitchen

11' 1" x 7' 8" (3.38m x 2.34m)

Eye and base level units in wood with stone effect worktops, tiled splashback throughout, a stainless steel sink plus drainer and chrome taps, stone effect flooring, an integrated oven with gas hob and extractor hood, space for a washing machine and fridge/freezer, a boiler, down lighters, extractor fan and double glazed window to the front.

First Floor Landing

Carpet flooring, loft hatch and a storage cupboard.

Master Bedroom

13' 9" max x 11' (4.19m max x 3.35m)

Dual aspect double glazed windows to the front, carpet flooring, one radiator and a triple fitted wardrobe.

Bedroom Two

17' 7" x 7' (5.36m x 2.13m)

Double glazed window to the rear, carpet flooring and one radiator.

Bathroom

10' 4" max x 6' 5" (3.15m max x 1.96m)

Low level WC, wash hand basin, a bath with shower attachment, part tiled walls, stone effect flooring, chrome heated towel rail, extractor fan and double glazed window to the rear.

Outside:**Front Garden**

One allocated parking space to the front, a covered porch and a walkway to the side of the property leading to the rear garden.

Rear Garden

Fully enclosed garden with multiple raised decking seating areas, a lawned area, a patio area, a walkway to the rear of the garden, a large cabin to the rear, a side access and an outside tap.



view this property online williamhbrown.co.uk/Property/IPS119955



welcome to

Releet Close, Great Bricett, Ipswich

- Two large double bedrooms
- 1st floor bathroom & plumbing for a ground floor cloakroom
- Spacious lounge with door to the garden
- Landscaped rear garden
- 50% Shared Ownership

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 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

£90,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS119955



Property Ref:
IPS119955 - 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 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