

Belstead Avenue, Ipswich, IP2 8NT



welcome to

Belstead Avenue, Ipswich

This well-presented, three bedroom, semi-detached home benefits from a seperate lounge and dining room, a ground floor cloakroom, a 1st floor cloakroom and a 1st floor bathroom, a beautifully presented rear garden and a garage with off street parking in front. NO ONWARD CHAIN!!













Entrance Hall

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

Cloakroom

4' 2" x 2' 9" ($1.27m \times 0.84m$) Low level WC, wash hand basin, a boiler, wood effect flooring and window to the side.

Lounge

13' 2" \bar{x} 14' 2" (4.01m x 4.32m) Beautiful, double glazed bay window to the front, allowing in ample natural light, one radiator, TV point and wood effect flooring.

Dining Room

10' 3" x 14' 2" (3.12m x 4.32m) French doors leading to garden, wood effect flooring, one radiator and TV point.

Kitchen

10' 2" x 9' 7" (3.10m x 2.92m)

Double glazed window to the rear, tiled flooring, a door leading to the garden, a pantry, eye and base level units in navy with oak worktop surfaces, a stainless steel sink plus drainer, a fitted extractor hood, tiled splashback and space for appliances.

First Floor Landing

Carpet flooring, one radiator and window to the side.

Master Bedroom

14' 1" x 14' 1" max (4.29m x 4.29m max) Double glazed bay window to the front, carpet flooring, one radiator and a built in wardrobe.

Bedroom Two

13' 7" x 10' 3" ($4.14m\ x\ 3.12m$) Double glazed bay window to the rear, carpet flooring, one radiator, spot lights and an open built in wardrobe.

Bedroom Three

9' 5" x 7' 1" ($2.87m \times 2.16m$) Double glazed bay window to the front, wood effect flooring and one radiator.

First Floor Cloakroom

5' 8" x 2' 8" ($1.73m\ x\ 0.81m$) Low level WC, window to the side, wash hand basin, wood effect flooring and one radiator.

Bathroom

7' 5" x 6' 9" (2.26m x 2.06m) Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, loft hatch, an airing cupboard, one radiator, part tiled walls, spot lights, shaver point, wood effect flooring and window to the front.

Outside:

Front Garden

A wall border with a hard standing driveway and a side access leading to the garage and rear garden.

Rear Garden

The beautifully presented rear garden is a sun trap and un-overlooked, with a patio area, a decking area, steps leading up to the remainder of the garden, a lawned area with a pathway to the rear, where there is large shed. This would be perfect spot for a summer house or workshop and to also enjoy the spectacular views of the Orwell Bridge.

Garage

An up and over door, light, power and a door to the side.





welcome to

Belstead Avenue, Ipswich

- No onward chain
- Three good sized bedrooms
- Ground floor & 1st floor cloakroom & 1st floor bathroom
- Garage with off street parking in front
- Short walk to amenities

Tenure: Freehold EPC Rating: D Council Tax Band: C

offers in excess of

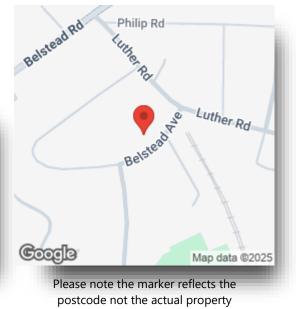
£280,000





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The Property Ombudsman

Property Ref: IPS120248 - 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.

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