



**Halton Crescent, Ipswich, IP3 9RL**

**welcome to**

## **Halton Crescent, Ipswich**

This well-presented, two bedroom, semi-detached home is situated in a quiet Close, on a corner plot and benefits from a kitchen/breakfast room, a ground floor cloakroom, a 1st floor bathroom, a garage, off street parking and has great potential for extension (STPP).



### **Entrance Hall**

Wood effect flooring, one radiator and double glazed window to the front.

### **Cloakroom**

Low level WC, vanity sink, tiled flooring and double glazed window to the front.

### **Lounge**

13' 5" x 12' 6" ( 4.09m x 3.81m )

Double glazed window to the rear, wood effect flooring, one radiator, an understairs storage cupboard and TV point.

### **Kitchen/Breakfast Room**

13' 4" x 9' 5" ( 4.06m x 2.87m )

Two double glazed windows to the side, a door leading to the garden, one radiator, tiled flooring, eye and base level units in white with stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, space for appliances, partially tiled walls and tiled splashback.

### **First Floor Landing**

Two double glazed windows to the front, an airing cupboard, wood effect flooring and loft hatch.

### **Bathroom**

9' 8" x 8' ( 2.95m x 2.44m )

Low level WC, pedestal wash hand basin, a bath, a shower with glass enclosure, one radiator, tiled effect flooring, partially tiled walls, extractor fan and double glazed window to the front.

### **Master Bedroom**

10' 8" x 12' 5" ( 3.25m x 3.78m )

Double glazed window to the rear, wood effect flooring, one radiator and a full wall of built in sliding mirrored wardrobes.

### **Bedroom Two**

10' 6" x 9' 5" ( 3.20m x 2.87m )

Double glazed window to the rear, wood effect flooring, one radiator and a built in wardrobe.

### **Outside:**

#### **Front Garden**

A wraparound plot with a driveway, providing off street parking, a side access leading to the rear garden, a large lawned area, enclosed hedging, two separate gates and a pathway leading to the front door.

#### **Rear Garden**

Corner plot garden with access to the garage, a lawned area, a patio area, fully enclosed border, an outside tap, raised flower beds and a hard standing seating area.

#### **Garage**

Used for storage with a side door.



***view this property online*** [williamhbbrown.co.uk/Property/IPS120293](http://williamhbbrown.co.uk/Property/IPS120293)



**welcome to**

## **Halton Crescent, Ipswich**

- No onward chain
- Large corner plot property
- Great potential for extension (STPP)
- Garage & off street parking
- Situated in a quiet Close

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

**£220,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/IPS120293](http://williamhbrown.co.uk/Property/IPS120293)



Property Ref:  
IPS120293 - 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.



**william h brown**



**01473 226101**



[Ipswich@williamhbrown.co.uk](mailto:Ipswich@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**