

Humber Doucy Lane, Ipswich, IP4 3QA

welcome to

Humber Doucy Lane, Ipswich

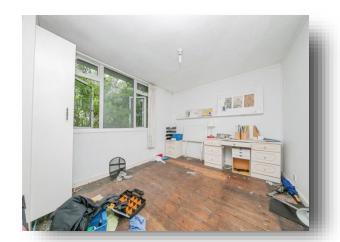
This detached bungalow benefits from two double bedrooms, a spacious kitchen, a large frontage and a large, South-West facing rear garden. . **CASH BUYERS ONLY**













Agents Note:

This property is of a non-standard construction.

Kitchen

10' 2" x 9' 5" (3.10m x 2.87m)

A door to the front, double glazed windows to the side and front, wood effect flooring, eye and base level units with marble effect worktop surfaces, a white one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, one radiator and tiled splashback.

Lounge

15' 4" x 10' 3" (4.67m x 3.12m)

Double glazed windows to the side and rear, wood effect flooring, one radiator and TV point.

Inner Hall

15' 7" x 4' 5" (4.75m x 1.35m)

Original floorboards, one radiator, a storage cupboard and doors leading to the bathroom, bedrooms and garden.

Master Bedroom

12' x 10' 6" (3.66m x 3.20m)

Double glazed window to the front, original floorboards and one radiator.

Bedroom Two

11' 8" x 10' 2" (3.56m x 3.10m)

Double glazed window to the rear, original floorboards, one radiator and a built in wardrobe.

Shower Room

7' 9" x 7' 1" (2.36m x 2.16m)

Two double glazed windows to the front, tiled flooring, low level WC, pedestal wash hand basin, a shower with glass enclosure, one radiator and part tiled walls.

Outside: Front Garden

A lawned area, a path to the front door and a side access to the rear garden.

Rear Garden

South-West facing, partially enclosed rear garden with a lawned area and a side access.





welcome to

Humber Doucy Lane, Ipswich

- Two double bedrooms
- Spacious kitchen
- Large frontage
- Large, South-West facing rear garden
- Popular East Ipswich location

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120735



Property Ref: IPS120735 - 0002

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



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



williamhbrown.co.uk