



Woodbridge Road, Ipswich, IP4 2QT

welcome to

Woodbridge Road, Ipswich

This well-presented three bedroom home has been recently refurbished and boasts a large open plan lounge/diner, a stylish first floor bathroom with seperate cloakroom, a modern fitted kitchen, a South facing rear garden and NO ONWARD CHAIN!



Entrance Hall

13' 9" x 2' 9" (4.19m x 0.84m)

Original floorboards, one radiator and a door leading to the reception room.

Lounge

13' 1" x 10' 9" (3.99m x 3.28m)

Stunning lounge with a double glazed bay window to the front, one radiator, original floorboards in great condition, TV point, boxed in meters, alcoves, shelving and an open archway leading to the dining room.

Dining Room

11' 9" x 11' 5" (3.58m x 3.48m)

Glazed door leading to the garden allowing ample natural light, original floorboards, one radiator, an understairs storage cupboard and an open archway leading to the lounge.

Kitchen

8' 9" x 7' 8" (2.67m x 2.34m)

Modern fitted kitchen with a range of eye and base level units in high gloss white with marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled flooring, tiled splashback throughout, double glazed window to the side, an integrated oven with gas hob and extractor hood, space for a fridge/freezer, washing machine and dishwasher, a wall mounted gas fired boiler, fitted down lighters and an open archway leading to the dining room. This is the perfect open plan entertaining space!

First Floor Landing

Carpet flooring, spot lights, storage cupboard and loft hatch.

Master Bedroom

12' x 8' 8" (3.66m x 2.64m)

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

Bedroom Two

11' 1" x 7' 3" max (3.38m x 2.21m max)

Double glazed window to the front, carpet flooring, one radiator and a built in sliding wardrobe.

Bedroom Three

10' 9" max x 6' 7" (3.28m max x 2.01m)

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

Bathroom

8' 9" max x 7' 9" (2.67m max x 2.36m)

Stylish bathroom featuring a bath with overhead shower and foldable glass screen, pedestal wash hand basin, grey wood effect flooring, part tiled walls in a grey tile, bespoke shelving, shaver point, spot lights, extractor fan, one radiator and double glazed window to the rear.

Cloakroom

5' x 2' 5" (1.52m x 0.74m)

Double glazed window to the side, low level WC and grey wood effect flooring.

Outside:

Front Garden

Beautifully presented front garden with a walled border, original tiled steps leading to the front door and a raised bank which would be perfect for flowers or a small lawned area,

Rear Garden

Small, low tiered rear garden which is South facing with a hard standing seating area, a raised patio area to the rear, two brick sheds, an outside tap, raised flower bed brick planters and a fully enclosed border.



view this property online williamhbbrown.co.uk/Property/IPS120805



welcome to

Woodbridge Road, Ipswich

- No onward chain
- Recently refurbished throughout
- Large open plan lounge/diner
- Seperate hall to entry
- South facing rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£225,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120805



Property Ref:
IPS120805 - 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



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



williamhbrown.co.uk