



Bernard Crescent, Ipswich, IP3 9LJ

welcome to

Bernard Crescent, Ipswich

This well-presented, three bedroom, semi-detached home benefits from an open plan lounge, kitchen/diner, a ground floor shower room, a 1st floor bathroom, a large, un-overlooked rear garden, a garage, off street parking and potential to extend (STPP). NO ONWARD CHAIN!!



Entrance Hall

9' 3" x 5' 2" (2.82m x 1.57m)

Wood effect flooring and one radiator.

Ground Floor Shower Room

Low level WC, a shower with glass enclosure, wash hand basin, tiled splashback, double glazed window to the side, extractor fan and spot lights.

Lounge

13' 3" x 10' 8" (4.04m x 3.25m)

Spacious lounge with double glazed bay window to the front, wood effect flooring, one radiator, TV point, an electric fireplace and an opening to the kitchen.

Kitchen/Diner

16' 2" x 11' 7" (4.93m x 3.53m)

Open plan kitchen/diner, finished to a high standard, with eye and base in shaker style cream with granite worktop surfaces, a butler sink with chrome mixer tap, an integrated oven with electric hob and extractor hood, an integrated dishwasher, space for a washing machine, a boxed in boiler, an exposed, feature brick wall, double glazed window to the rear, French doors to the garden and an opening to the lounge. This is the perfect space for entertaining!

First Floor Landing

Loft hatch, double glazed window to the side and carpet flooring.

Master Bedroom

11' 1" x 10' 7" (3.38m x 3.23m)

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

Bedroom Two

11' 1" x 8' 4" (3.38m x 2.54m)

Double glazed window to the rear, carpet flooring, one radiator, two built in wardrobes and a fireplace.

Bedroom Three

8' x 5' 3" (2.44m x 1.60m)

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

Bathroom

6' 9" x 6' 4" (2.06m x 1.93m)

low level WC, pedestal wash hand basin, a bath with chrome mixer tap, partially tiled walls, tiled flooring, one radiator and double glazed windows to side and rear.

Outside:

Front Garden

A shared driveway leading to the rear garden and a shingle front garden.

Rear Garden

Large, un-overlooked rear garden with a side gate, a patio seating area, a lawned area, a path leading to the rear, hedging to the side and rear and barn doors to the garage.

Garage

Barn style doors to entry.



view this property online williamhbbrown.co.uk/Property/IPS113128



welcome to

Bernard Crescent, Ipswich

- No onward chain
- Three bedrooms
- Open plan lounge, kitchen/diner with a beautiful kitchen
- Potential to extend (STPP)
- Ground floor shower room & 1st floor bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£230,000 - £240,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/IPS113128](https://www.williamhbrown.co.uk/Property/IPS113128)



Property Ref:
IPS113128 - 0006

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](https://www.williamhbrown.co.uk)