



Brockley Crescent, Ipswich, IP1 5HT

welcome to

Brockley Crescent, Ipswich

This attractive, bay fronted, semi-detached bungalow has undergone a no-expense spared renovation and boasts two large, double bedrooms, a modern kitchen, a modern bathroom, a large, South facing rear garden and a block paved driveway to the front.



Entrance Hall

14' x 2' 9" (4.27m x 0.84m)

Oak effect flooring, one radiator, loft hatch and feature panelled walls.

Lounge

16' max x 11' 2" (4.88m max x 3.40m)

Stunning , bay fronted lounge with double glazed bay window to the front, oak effect flooring, one radiator, TV point and suspended lights.

Kitchen

9' 3" x 9' 5" (2.82m x 2.87m)

Modern kitchen with eye and base level units in grey with white worktop surfaces, a stainless steel sink plus drainer and chrome flexi mixer tap, an integrated oven with electric hob and extractor hood, space for a fridge/freezer and washing machine, spot lights, a boxed in boiler, a white, Herringbone tiled splashback, one radiator, double glazed window to the rear, a glazed door to the garden and oak effect flooring.

Master Bedroom

12' 9" x 10' 2" (3.89m x 3.10m)

Double glazed bay window to the front, oak effect flooring and one radiator.

Bedroom Two

12' 7" x 10' (3.84m x 3.05m)

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

Bathroom

9' 5" x 4' 9" (2.87m x 1.45m)

A bath with overhead shower and waterfall showerhead, a white, panelled, marble effect splashback, low level WC, a suspended vanity sink, chrome heated towel rail and Herringbone, wood effect flooring.

Outside:

Front Garden

A block paved driveway, providing parking for three vehicles, a side gate leading to the rear garden and an outside light.

Rear Garden

Large, South facing rear garden which is mostly laid to lawn, a pathway leading to the rear of the garden, a side access gate, an outside tap, a small pergola area with a shingle seating area and a hard standing area.



view this property online williamhbbrown.co.uk/Property/IPS120863



welcome to

Brockley Crescent, Ipswich

- No-expense spared renovation throughout
- Two large double bedrooms
- Modern kitchen & bathroom
- Large, South facing rear garden
- Block paved driveway to the front

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£250,000 - £270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120863



Property Ref:

IPS120863 - 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.



william h brown



01473 226101



Ipswich@williamhbrown.co.uk



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



williamhbrown.co.uk