



Sproughton Road, Ipswich, IP1 5AH

welcome to

Sproughton Road, Ipswich

This well-presented, mid-terraced home benefits from three good-size bedrooms, two generous reception rooms, a modern kitchen, a ground floor bathroom, a large rear garden and off street parking.

Entrance Porch

Tiled flooring, double glazed window to the front, composite front door and spot lights.

Entrance Hall

Wood effect flooring, one radiator, a staircase and a door to the lounge.

Lounge

Double glazed window to the front, one radiator, wood effect flooring, TV point and an alcove with stone base and wooden mantle.

Dining Room

Beautifully presented dining room with French doors to the garden, oak effect flooring, one radiator, an understairs storage cupboard, a gas fireplace with wooden surround and an open arch leading to the kitchen.

Kitchen

Double glazed window to the side, an open archway leading to the dining room, tiled flooring, eye and base level units with black stone effect worktop surfaces, a sink plus drainer and chrome mixer tap, space for a cooker, washing machine, tumble dryer and fridge/freezer, a boiler, one radiator and tiled splashback.

Ground Floor Bathroom

Double glazed window to the side, tiled flooring, part tiled walls, low level WC, vanity sink, a bath with overhead shower, waterfall showerhead and glass screen, white heated towel rail and loft hatch.

First Floor Landing

Carpet flooring, loft hatch and an alcove over the stairs for storage.

Master Bedroom

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

Bedroom Two

Double glazed window to the rear, wood effect flooring, one radiator, spot lights and a fireplace.

Bedroom Three

Double glazed window to the rear, wood effect flooring, one radiator and spot lights.

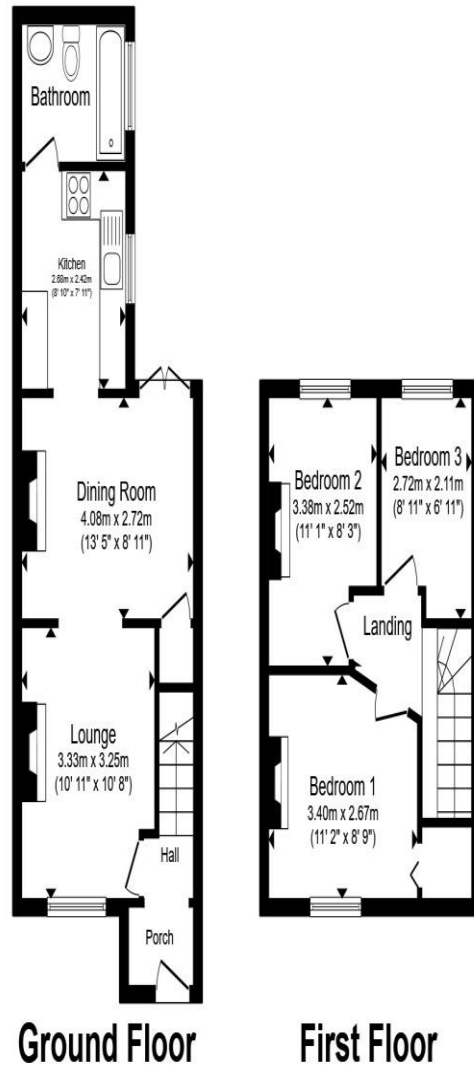
Outside:

Front Garden

A hard standing area providing off street parking for 2 vehicles, a shingle border and a side access, via a tunnel terrace, leading to the rear garden. There is a Flying Freehold over the tunnel terrace.

Rear Garden

Large rear garden with a block paved seating area with a pathway leading to the rear of the garden, a shed, a grassed area, a side gate, a fully enclosed border and an outside tap.



Total floor area 66.4 m² (714 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Sproughton Road,
Ipswich

- Three good-size bedrooms
- Two generous reception rooms
- Modern kitchen & ground floor bathroom
- Off street parking for 2 vehicles
- Large rear garden

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

offers in excess of
£220,000



view this property online williamhbrown.co.uk/Property/IPS121068



Property Ref:
IPS121068 - 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