



Jamestown Boulevard, Ipswich, IP2 8TA



welcome to

Jamestown Boulevard, Ipswich

Notice Of Offer: 28 Jamestown Boulevard, Ipswich, IP2 8TA. We advise that an offer has been made for the above property to the sum of £262,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. William h brown 01473 226101.



Entrance Hall

23' 7" x 7' 9" max (7.19m x 2.36m max)

Carpet flooring, one radiator, a door to the garage and an understairs storage cupboard.

Cloakroom

7' 2" x 4' 4" (2.18m x 1.32m)

Enclosed WC, wash hand basin, one radiator, carpet flooring and extractor fan.

Kitchen/Diner

18' 7" x 17' max (5.66m x 5.18m max)

Spacious, open plan room with French doors to the garden, double glazed, floor to ceiling windows to the rear, two Velux windows, a glass roof, carpet flooring in the dining area, tiled flooring in the kitchen area, one radiator, eye and base level units in wood with grey worktop surfaces, a stainless steel one and half bowl sink plus drainer and chrome mixer tap, an integrated double oven with gas hob and extractor hood and space for a washing machine, fridge/freezer and dishwasher.

First Floor Landing

Carpet flooring.

Lounge

17' 4" x 11' 7" (5.28m x 3.53m)

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

Master Bedroom

17' 4" x 9' 2" (5.28m x 2.79m)

Double glazed window to the front, carpet flooring, one radiator, a full wall of built in sliding mirrored wardrobes and a door to the en suite.

En Suite

8' 8" x 5' 7" (2.64m x 1.70m)

A shower with glass enclosure, marble effect panelled splashback, enclosed WC, wash hand basin with tiled splashback, half tiled walls, tiled effect flooring, white heated towel rail, extractor fan and shaver point.

Second Floor Landing

Carpet flooring, one radiator, an airing cupboard and loft hatch.

Bedroom Two

17' 4" x 11' 8" max (5.28m x 3.56m max)

Double glazed floor to ceiling windows to the front, carpet flooring and one radiator.

Bedroom Three

11' 6" x 7' 4" (3.51m x 2.24m)

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

Bedroom Four

9' 7" x 7' 3" (2.92m x 2.21m)

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

Bathroom

7' 7" x 5' 6" (2.31m x 1.68m)

Enclosed WC, wash hand basin, tiled splashback, half tiled walls, tiled effect flooring, a bath with overhead shower and marble effect panelled splashback, white heated towel rail, shaver point and extractor fan.

Outside:

Garage

18' 2" x 11' 3" max (5.54m x 3.43m max)

An up and over door, a door to the hall, power and light.

Front Garden

A path leading to the front door.

Rear Garden

A lawned area, a patio area and a rear gate.



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Jamestown Boulevard, Ipswich

- No onward chain
- Four double bedrooms
- Impressive, ground floor kitchen/diner
- 1st floor lounge
- Ground floor cloakroom, 1st floor en suite & 2nd floor bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

IPS120431 - 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.

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