



Washington Close, Ipswich, IP2 8TF

welcome to

Washington Close, Ipswich

Situated in a convenient location, close to both the Town Centre and Train Station, this well-presented, three bedroom townhouse offers spacious and versatile accommodation arranged over three floors. The property is ideal for families and commuters alike.

Entrance Hall

Wood effect flooring, radiator, two storage cupboards and stairs to the first floor.

Utility Room

A practical utility space with wood effect flooring, radiator, marble effect worktop surfaces, space for a washing machine and tumble dryer, extractor fan and double glazed doors opening onto the rear garden.

Cloakroom

Wood effect flooring, low level WC, wash hand basin, tiled splashback and radiator.

First Floor Landing

Carpet flooring and storage cupboard.

Study

An ideal home office or study space with carpet flooring, radiator and double glazed window overlooking the rear garden.

Lounge/Diner

A bright and spacious lounge/diner with double glazed Juliet balcony to the front, an additional double glazed window to the front, carpet flooring, radiator, TV point and ample space for lounge and dining furniture.

Kitchen

A contemporary fitted kitchen with double glazed window to the rear, grey eye and base units with marble effect worktop surfaces, a stainless steel, one and a half bowl sink plus drainer and chrome mixer tap an integrated electric oven with induction hob, an integrated fridge/freezer and dishwasher and a wall mounted boiler.

Second Floor Landing

Carpet flooring and access to all bedrooms and bathroom.

Master Bedroom

Double glazed window to the front, carpet flooring, radiator and a storage cupboard.

En-Suite Shower Room

Low level WC, wash hand basin with chrome mixer tap, a shower with glass enclosure and shower attachment, wood effect flooring, radiator, tiled walls and extractor fan.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Low level WC, wash hand basin with chrome mixer tap, a panel bath, wood effect flooring, radiator, extractor fan and frosted double glazed window to the rear.

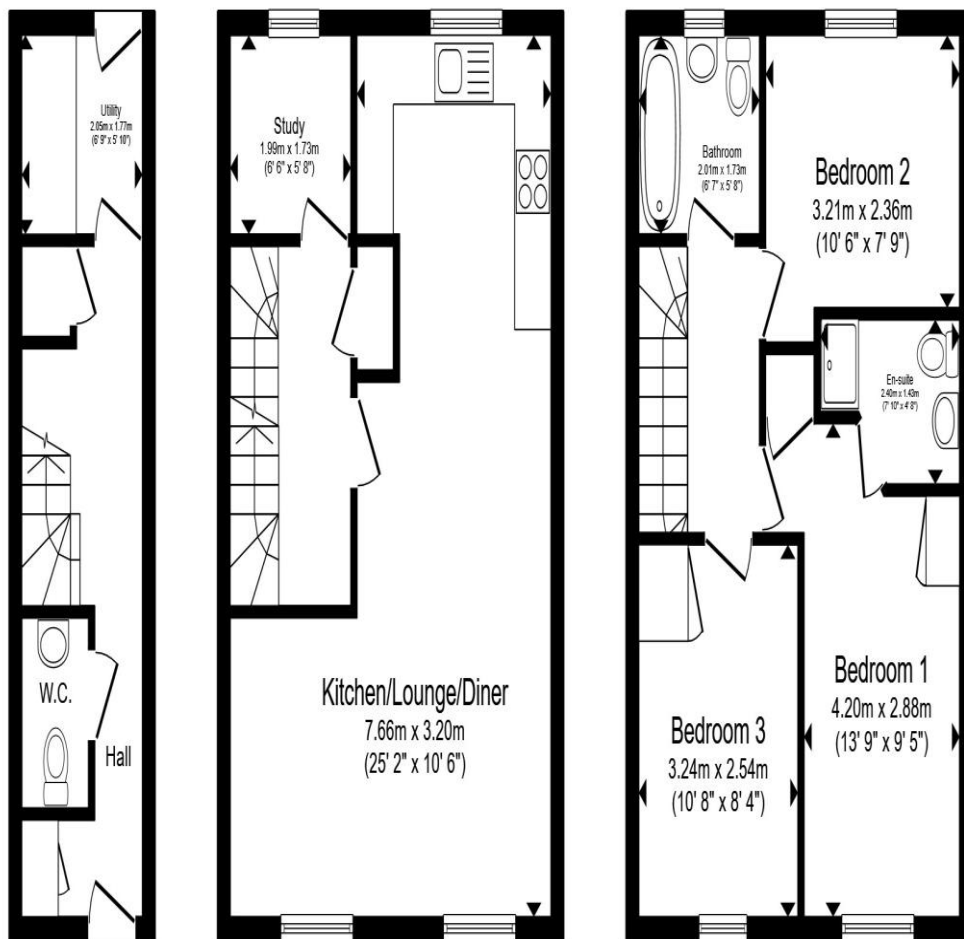
Outside:

Parking

This property benefits from a car port and further off street parking, ideal for residents and visitors.

Rear Garden

A fully enclosed rear garden with a patio seating area, a lawned area, established planting, an additional seating area and a side access. A pleasant outdoor space ideal for relaxing and entertaining.



Ground Floor

First Floor

Second Floor

Total floor area 96.3 m² (1,037 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
Washington Close,
Ipswich

- Complete onward chain
- Three bedroom townhouse arranged over three floors
- Spacious lounge/diner with Juliet balcony
- Modern fitted kitchen with integrated appliances
- Separate study/home office

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

£250,000



view this property online [williamhbrown.co.uk/Property/IPS122031](https://www.williamhbrown.co.uk/Property/IPS122031)



Property Ref:
IPS122031 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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)