



Bristol Road, Ipswich, IP4 4LP

welcome to

Bristol Road, Ipswich

An attractive bay fronted, Victorian, three-bedroom, semi-detached home, situated in a prime East Ipswich location within the sought-after Northgate catchment. Offered with NO ONWARD CHAIN, the property combines character features with generous accommodation.

Agents Note:

Please note under Section 21, this vendor is a connected person to William h brown.

Entrance Hall

A long and welcoming entrance hall with stairs to the first floor and original floorboards.

Lounge/Diner

A beautiful, light filled, open plan room with a bay window to the front, double glazed window to the rear, characterful original floorboards throughout, a fitted fireplace with granite hearth, two radiators, TV point and an understairs storage cupboard.

Kitchen

Double glazed window to the side, a door to the garden, tiled flooring, a range of eye and base level units with wood/stone effect worktop surfaces, tiled splashbacks, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with gas hob and extractor hood and space for a fridge and dishwasher.

Utility Room

Double glazed window to the side, radiator, tiled flooring, base units, tiled splashbacks, a wall mounted gas fired boiler and space for a washing machine and freezer.

Ground Floor Bathroom

Double glazed window to the side, partially tiled walls, tiled flooring, low level WC, pedestal wash hand basin, radiator and a bath with shower attachment.

First Floor Landing

Carpet flooring, a built-in storage cupboard and ladder access to the loft. The loft benefits from a Velux roof window and power, providing useful additional storage space.

Bedroom One

A spacious bedroom with two windows to the front, carpet flooring, radiator and ample space for freestanding wardrobes.

Bedroom Two

Double glazed window overlooking the rear garden, carpet flooring and radiator.

Bedroom Three

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

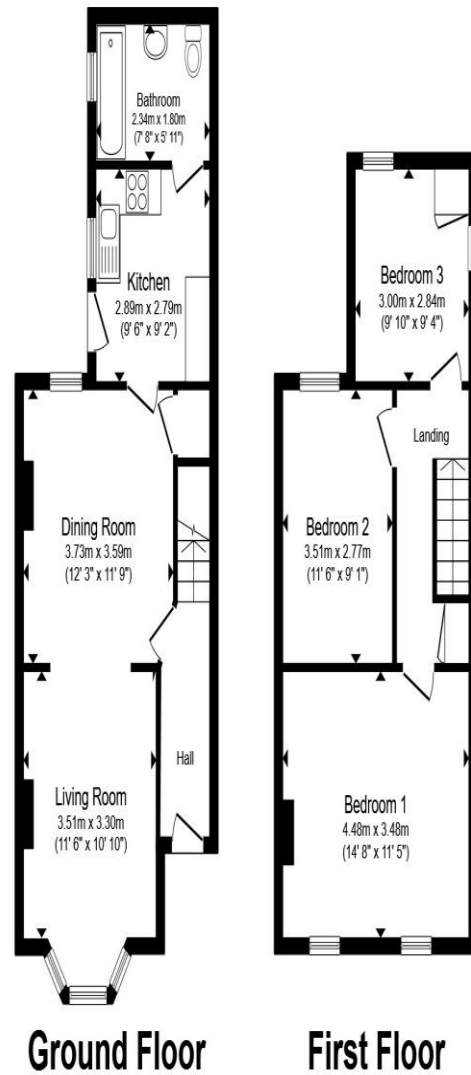
Outside:

Front Garden

Enclosed by a low level wall, with a path leading to the front entrance and a gated side access leading to the rear garden.

Rear Garden

A particular feature of the property is the generous South facing rear garden, which is beautifully presented and enjoys an excellent degree of privacy. A substantial hardstanding pathway runs along the side of the property, with gated access, outside tap and exterior lighting. There is a large seating area, ideal for outdoor entertaining, with a pathway continuing towards the rear of the garden and lawned areas alongside. To the rear is a garden shed and an additional patio area, complemented by established planted borders and mature hedging, creating a wonderfully private setting.



Total floor area 87.5 m² (941 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
Bristol Road,
Ipswich

- No onward chain
- Attractive Victorian, semi-detached home
- Three good-sized bedrooms
- Large open plan lounge/diner
- Large South facing rear garden

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

offers in excess of
£250,000



view this property online williamhbrown.co.uk/Property/IPW104387



Property Ref:
IPW104387 - 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.

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.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells



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