



Heath Lane, IPSWICH IP4 5RR

welcome to

Heath Lane, IPSWICH

A spacious, three-bedroom family home featuring a bay-fronted living room, three reception room, a large rear garden, first-floor bathroom and off-street parking. Ideally located close to Ipswich Hospital and within an excellent school catchment area. Offered with no onward chain.

Entrance Hall

- *Stylish entrance hall
- *Tiled flooring
- *Storage cupboard

Lounge

- *Double glazed, bay window to front
- *Wood effect flooring
- *TV Point
- *Brick feature wall with fireplace

Dining Room

- *Porcelain tile effect flooring in a checked pattern
- *Radiator
- *Double glazed, sliding doors to conservatory

Kitchen

- *Double glazed window to the rear
- *Door to the conservatory
- *Wood effect flooring
- *Eye and base level units in wood, with stone effect worktops
- *One and half bowl sink plus drainer
- *Tiled backsplash
- *Space for appliances

Conservatory

- *Double glazed windows to the side and rear
- *Door to the garden
- *Tile effect flooring
- *Underfloor heating (not tested)
- *Sliding doors to the dining room
- *Door to the kitchen

Landing

- *Loft hatch
- *Wood effect flooring

Master Bedroom

- *Double glazed window to the front
- *Wood effect flooring
- *Two sets of double, fitted wardrobes

Bedroom Two

- *Double glazed window to the rear
- *Wood effect flooring

Bedroom Three

- *Double glazed window to the front
- *Wood effect flooring

First Floor Bathroom

- *Modern bathroom
- *Fully tiled walls and floor
- *Low level WC
- *Vanity sink
- *Bath with overhead shower and glass screen
- *Heated towel rail
- *Extractor fan
- *Double glazed window to the rear





External Details

To The Front

- *Stone driveway
- *Off street parking
- *Covered porch area

To The Rear

- *Large rear garden
- *Un-overlooked
- *Multiple patio seating areas
- *Two artificial grassed areas
- *Brick BBQ area
- *Shed to the rear

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (inc. VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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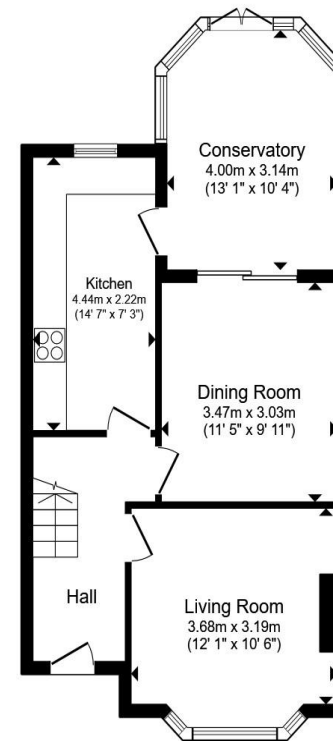
Heath Lane, IPSWICH

- THREE BEDROOMS
- CLOSE TO IPSWICH HOSPITAL
- NO ONWARD CHAIN
- MODERN BATHROOM
- LARGE REAR GARDEN

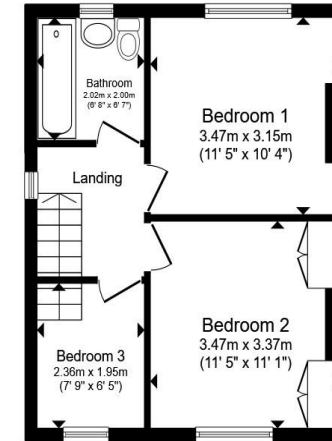
Tenure: Freehold EPC Rating: D

Council Tax Band: C

£275,000



Ground Floor



First Floor

Total floor area 89.9 m² (968 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



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Property Ref:
IPW104277 - 0004

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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