



Millfield Gardens, Ipswich IP4 4PQ



**william
h brown**

welcome to

Millfield Gardens, Ipswich

****NO ONWARD CHAIN **SEMI DETACHED HOUSE **OFF ROAD PARKING **TWO BEDROOMS **FIRST FLOOR BATHROOM **QUITE LOCATION
CLOSE TO IPSWICH HOSPITAL **EXCELLENT SCHOOL CATCHMENT **NORTH EAST IPSWICH **VIEWINGS RECOMMENDED



Ideal for first-time buyers or investors, this well-located property is offered with no onward chain. Tucked away in a quiet close in North East Ipswich, the home is set back from the road, providing a peaceful setting.

The accommodation comprises a separate kitchen and lounge on the ground floor, with two bedrooms and a family bathroom located on the first floor.

The property is conveniently positioned close to Ipswich Hospital, highly regarded schools, and a wide range of local amenities. Excellent transport links provide easy access to Ipswich town centre and the nearby seaside town of Felixstowe.

With a strong local rental market, this property represents an excellent investment opportunity, as well as an ideal purchase for first-time buyers seeking a quiet location with no onward chain. Early viewing is highly recommended.

Entrance Door Into-

Porch

Kitchen

13' x 10' 3" (3.96m x 3.12m)

Lounge

14' x 13' (4.27m x 3.96m)

Landing

Bedroom One

13' 1" x 10' 4" (3.99m x 3.15m)

Bedroom Two

13' 1" x 7' 3" (3.99m x 2.21m)

Shower Room

Outside

Front Garden

Rear Garden



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

£235,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW104002 - 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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