



River Way, Great Blakenham, Ipswich, IP6 0GH

welcome to

River Way, Great Blakenham, Ipswich

Situated within the popular village of Great Blakenham, this well-presented, three-bedroom terraced home offers spacious accommodation across two floors and benefits from a ground floor cloakroom, modern kitchen, enclosed rear garden, and a COMPLETE ONWARD CHAIN!

Entrance Hall

A welcoming entrance hall carpet flooring, radiator and an understairs storage cupboard.

Cloakroom

Low level WC, wash hand basin, tile effect flooring, radiator and extractor fan.

Lounge

A spacious reception room benefiting from carpet flooring, radiator, double glazed window to the rear, double glazed French doors to the rear garden, TV point and a feature media wall.

Kitchen/Diner

The kitchen is fitted with a range of eye and base level units with wood effect worktop surfaces, sparkle effect tiled flooring, double glazed window to the front, radiator, tiled splashbacks, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with gas hob, an integrated fridge/freezer, space and plumbing for a washing machine and spotlights throughout.

First Floor Landing

Carpet flooring, radiator and loft hatch.

Master Bedroom

A generous double bedroom with double glazed window to the front, carpet flooring, radiator and built-in wardrobes.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Low level WC, wash hand basin with chrome mixer tap, a panelled bath with shower attachment and glass screen, tile effect flooring, partly tiled walls, radiator and a built-in storage cupboard.

Outside:

Front Garden

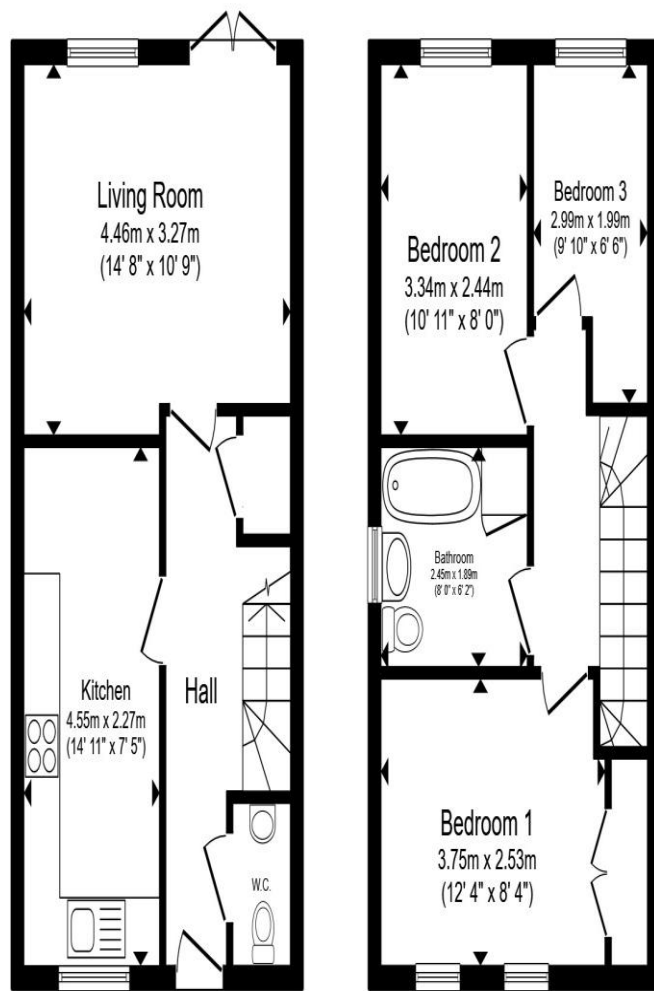
A pathway to the front door, a grassed area and a shingle area.

Rear Garden

The fully enclosed rear garden benefits from a paved area, a decked seating area, a grassed area, a tree and rear access.

Parking

There are multiple off street parking spaces.



Ground Floor

First Floor

Total floor area 70.8 m² (762 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
River Way,
Great Blakenham, Ipswich

- Complete onward chain
- Three-bedroom terraced house
- Spacious lounge with media wall
- Ground floor cloakroom & 1st floor bathroom
- Off street parking

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

£235,000



view this property online williamhbrown.co.uk/Property/IPS122008



Property Ref:
IPS122008 - 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