



Surrey Road, Ipswich, IP1 2LE

welcome to

Surrey Road, Ipswich

This practical three bedroom, end-terraced home would make an ideal rental property or First Time Buy and benefits from a separate lounge and dining room, a ground floor bathroom, a good-size rear garden and on street parking.

Entrance Hall

Front door to entry.

Lounge

Double glazed window to the front, wood effect flooring, one radiator and TV point.

Dining Room

Double glazed window to the rear, wood effect flooring, one radiator and a door to the staircase.

Kitchen

Eye and base level units with a marble effect wrap, a sink plus drainer, a door to the garden, double glazed window to the side, space for appliances, one radiator and tiled effect flooring.

Ground Floor Bathroom

Low level WC, pedestal wash hand basin, a bath with shower attachment, part tiled walls, grey wood effect flooring, loft hatch and one radiator.

First Floor Landing

Grey wood effect flooring and loft hatch.

Master Bedroom

Double glazed window to the front, grey wood effect flooring and one radiator.

Bedroom Two

Double glazed window to the rear, grey wood effect flooring and one radiator.

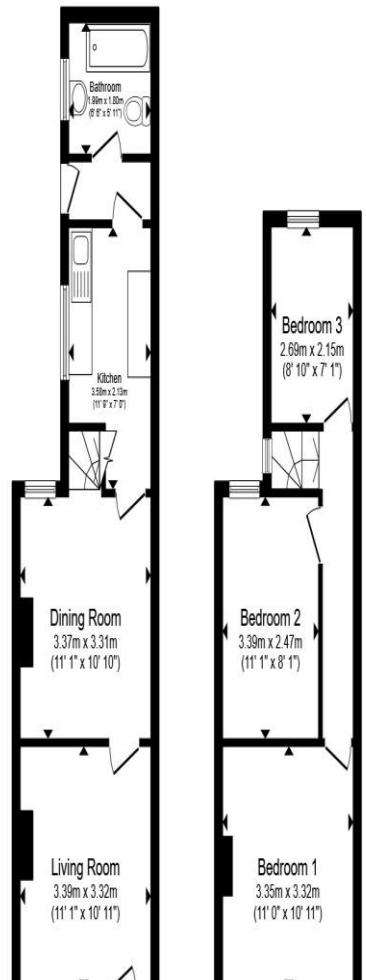
Bedroom Three

Double glazed window to the rear, wood effect flooring and one radiator.

Outside:

Rear Garden

Paved rear garden with a shingle area, a side access and an outside tap.



Ground Floor

First Floor

Total floor area 67.3 m² (724 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
**Surrey Road,
Ipswich**

- No onward chain
- Three bedroom
- Separate dining room
- Ground floor bathroom
- On street parking

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£160,000



view this property online williamhbrown.co.uk/Property/IPS121133



Property Ref:
IPS121133 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01473 226101



Ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk