



Sidegate Avenue, Ipswich, IP4 4JJ

welcome to

Sidegate Avenue, Ipswich

*NORTH EAST IPSWICH *DETACHED HOUSE *THREE RECEPTION ROOMS *DOWNSTAIRS SHOWER ROOM *UTILITY ROOM *THREE BEDROOMS
*FIRST FLOOR BATHROOM *GOOD SIZE PLOT *LARGE SINGLE GARAGE *DRIVEWAY *EXCELLENT SCHOOL CATCHMENTS *SOME ORIGINAL
FEATURES *NO ONWARD CHAIN

Entrance Door Into- Hallway

- *Stairs to first floor
- *Understairs storage
- *Picture rail

Living Room

- *Double glazed bay window to the front
- *Featured gas coal effect fire with mantelpiece surround
- *Picture rail

Study

- *Double glazed doors to the rear
- *Ceiling spot lights

Shower Room

- *Walk in shower unit
- *Low Level W/C
- *Vanity wash hand basin
- *Obscured double glazed window to the front
- *Tiled splash backs
- *Heated towel rail

Dining Area

- *Double glazed bay window to the side
- *Double glazed French doors to the rear
- *Picture rail
- *Open into-

Kitchen

- *Sink unit with mixer tap over
- *Adjoining work surface with under cupboards and drawers
- *Wall mounted matching units
- *Built in oven, and hob with extractor hood over
- *Integral dishwasher
- *Fitted breakfast bar
- *Built in pantry with shelving

- *Patmore water softener
- *Tiled splashbacks and tiled flooring
- *Double glazed window to the side
- *Picture rail
- *Door into-

Utility Room

- *Double glazed windows and door to side
- *Fitted work surface with space under for washing machine
- *Wall mounted boiler
- *Space for fridge freezer

Landing

- *Access to loft with ladder and light
- *Double glazed window to the side

Bedroom One

- *Double glazed bay window to the front
- *Built in wardrobe
- *Picture rail

Bedroom Two

- *Double glazed bay window to the side
- *Double glazed window to the rear
- *Built in two double wardrobes
- *Picture rail

Bedroom Three

- *Double glazed window to the front

Bathroom

- *Separate area with Low W/C
- *Wash hand basin
- *Enclose bath with shower over
- *Double glazed windows to both side and rear
- *Part tiled walls

Outside

Front Garden

- *Enclosed by small brick wall and mature hedging
- *Brick paved pathway and drive way
- *Mainly laid to lawn
- *Gate access to-

Rear Garden

- *Enclosed by fencing and mature hedging and shrubs
- *Mainly laid to lawn
- *Paved seating area
- *Flower and shrub boarders

Attached Garage

- *Good size garage
- *Up and over electric door
- *Door to rear garden
- *Loft area for storage
- *Power and light

Agents Note

Agent 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.



Ground Floor

First Floor

Total floor area 144.7 m² (1,558 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
Sidegate Avenue,
Ipswich

- NORTHGATE / SIDEGATE SCHOOL CATCHMENTS
- DETACHED HOUSE WITH GOOD SIZE PLOT
- UTILITY ROOM
- SHOWER ROOM
- THREE RECEPTIONS ROOMS

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

offers over
£450,000



view this property online williamhbrown.co.uk/Property/IPW104213



Property Ref:
IPW104213 - 0005

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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