



Cliff Lane, Ipswich, IP3 0PD

welcome to

Cliff Lane, Ipswich

Situated on the popular Rivers development, this double bay fronted, semi-detached home benefits from three bedrooms, a 1st floor bathroom, a separate dining room, a garage and off street parking. NO ONWARD CHAIN!!

Agents Notes:

*The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

*It is our understanding that the property is not registered at the Land Registry, which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Entrance Hall

Carpet flooring, one radiator, an understairs storage cupboard and a wall papered wall.

Lounge

Double glazed bay window to the front, carpet flooring, one radiator, a wall papered wall, a gas fire and TV point.

Dining Room

Floor to ceiling window to the rear, a door to the garden, carpet flooring, a gas fire, one radiator and a wall papered wall.

Kitchen

Base units, a stainless steel sink plus drainer, tiled effect flooring, space for appliances, tiled splashback, a pantry housing the boiler, double glazed window to the side and a door to the garden.

First Floor Landing

Double glazed window to the side, carpet flooring, a wall papered wall and loft hatch.

Master Bedroom

Double glazed bay window to the front, carpet flooring, one radiator and a wall papered wall.

Bedroom Two

Double glazed window to the rear, carpet flooring, one radiator and a wall papered wall.

Bedroom Three

Double glazed window to the rear, carpet flooring, one radiator, shelving and a wall papered wall.

Bathroom

Low level WC, wash hand basin, a white heated towel rail, a roll top bath, extractor fan, carpet flooring and double glazed window to the front.

Outside:

Front Garden

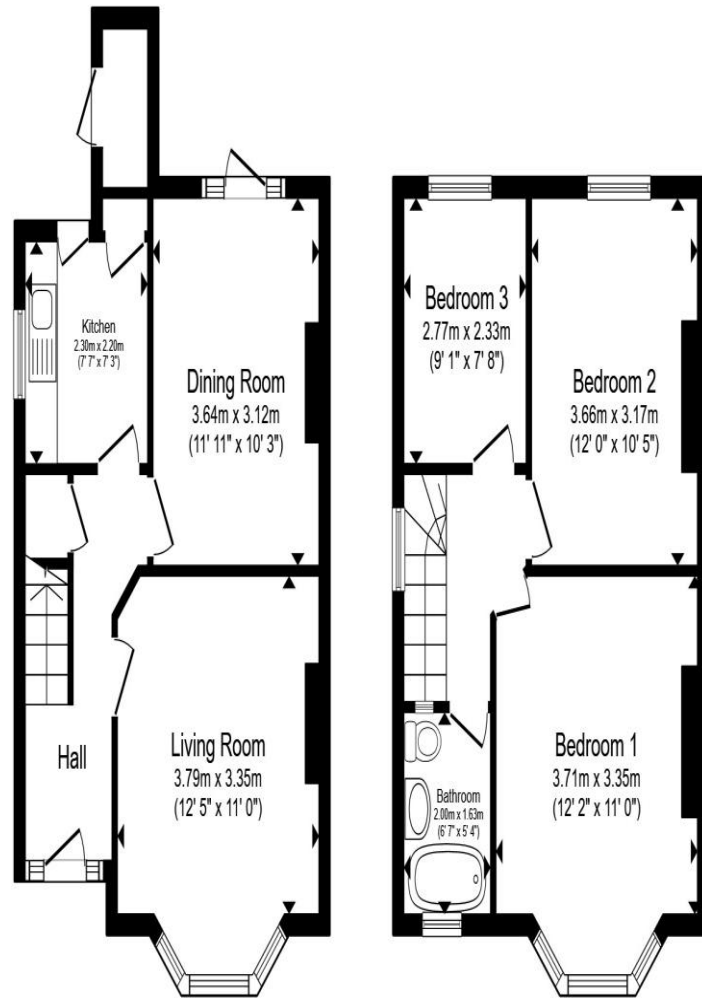
A gated and walled driveway with a paved area, flower beds and double gates leading to the rear garden and garage,

Rear Garden

Double gated side access, an outside tap and light, a coal shed, a further shed, a large, grassed area, hedging, vegetable patches and a rear gate.

Garage

Barn style doors to entry, double glazed window to the rear and light.



Ground Floor

First Floor

Total floor area 80.4 m² (865 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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Ipswich

- No onward chain
- Potential for extension (STPP)
- Double bay fronted home
- 1st floor bathroom
- Garage & off street parking

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

offers in the region of
£260,000



view this property online williamhbrown.co.uk/Property/IPS120870



Property Ref:
IPS120870 - 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.

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