



Monton Rise, Ipswich, IP2 9QQ

welcome to

Monton Rise, Ipswich

This attractive, detached home benefits from three spacious bedrooms, a separate lounge and dining room, a 1st floor bathroom, a garage, off street parking for one vehicle and a COMPLETE ONWARD CHAIN!

Entrance Porch

Wood effect flooring, double glazed window to the front and a built in cupboard.

Entrance Hall

Wood effect flooring, one radiator and an understairs storage cupboard.

Dining Room

12' 1" x 9' 6" (3.68m x 2.90m)

Double glazed bay window to the front, an oak door, wood effect flooring and one radiator.

Lounge

14' 9" x 11' (4.50m x 3.35m)

Double glazed window to the rear, an oak door, carpet flooring, one radiator, TV point and an electric fireplace.

Kitchen

11' 5" x 8' (3.48m x 2.44m)

Wood effect flooring, double glazed windows to the rear, eye and base level units in white with blue marble effect worktop surfaces, a wall mounted boiler, space for fridge/freezer, dishwasher, washing machine and oven, blue tiled splashback, a one and a half bowl sink plus drainer and chrome mixer tap and a door to the garage.

First Floor Landing

Carpet flooring and an airing cupboard.

Master Bedroom

12' 11" x 11' (3.94m x 3.35m)

Double glazed window to the rear, carpet flooring, one radiator and a built in wardrobe.

Bedroom Two

11' 5" x 11' 1" (3.48m x 3.38m)

Double glazed window to the front, one radiator, carpet flooring, an alcove and TV point.

Bedroom Three

8' 4" x 8' 2" (2.54m x 2.49m)

Double glazed window to the front, carpet flooring and one radiator.

Bathroom

8' 3" x 5' 7" (2.51m x 1.70m)

Double glazed window to the rear, partially tiled walls, wood effect flooring, one radiator, extractor fan, enclosed WC, wash hand basin with chrome mixer tap, two towel rails, a bath with overhead, waterfall showerhead, glass screen, chrome waterfall mixer tap and shower attachment.

Outside:

Front Garden

A grassed area with shrubs and a paved area providing off street parking for one vehicle.

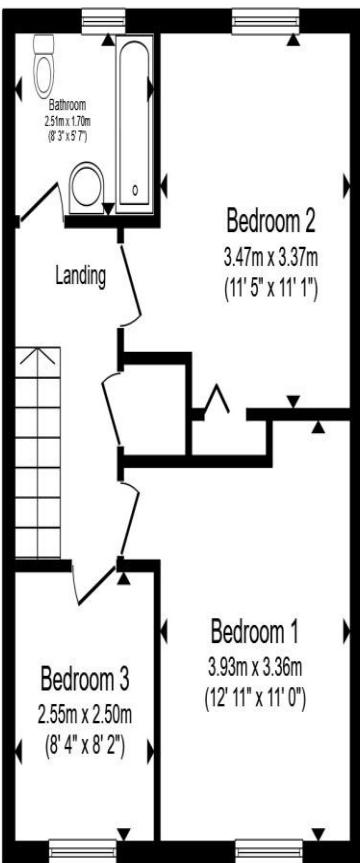
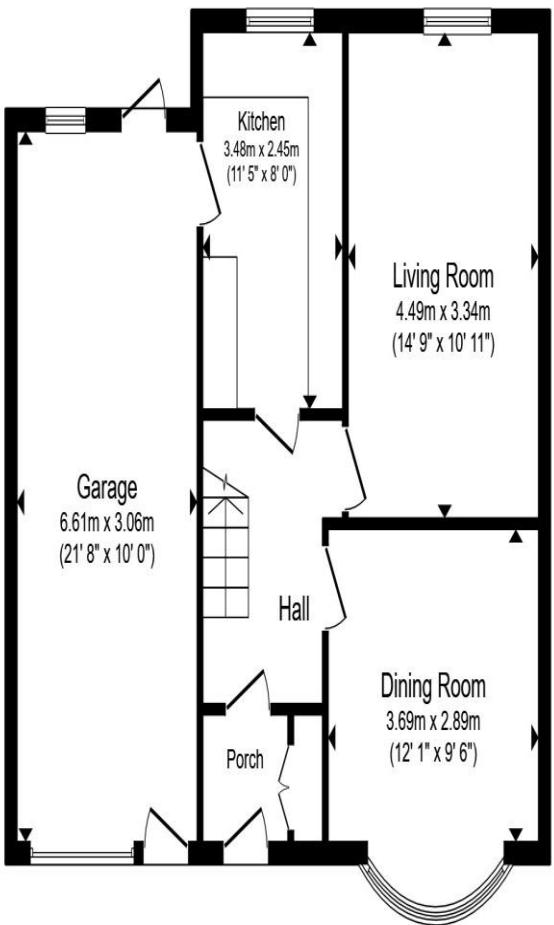
Rear Garden

Beautiful rear garden, which is fully enclosed, with a patio area, flower beds, shrubs, a paved pathway, a grassed area, an attractive decking area, a playhouse and a shed.

Garage

21' 8" x 10' (6.60m x 3.05m)

An up and over door, a door to the garden, single glazed windows to the front and rear, concrete floor, power, light and space for a washing machine and fridge/freezer.



Total floor area 110.6 m² (1,191 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
**Monton Rise,
Ipswich**

- Complete onward chain
- Detached property
- Three spacious bedrooms
- Separate lounge & dining room
- Garage & off street parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£310,000



view this property online williamhbrown.co.uk/Property/IPS121020



Property Ref:
IPS121020 - 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.

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