



**St. Johns Road, Ipswich, IP4 5DE**

**welcome to**

## **St. Johns Road, Ipswich**

This well-presented, end-terraced home benefits from two bedrooms, a separate lounge and dining room, a 1st floor bathroom and a fully enclosed rear garden. NO ONWARD CHAIN!!

### **Entrance Porch**

Carpet flooring and one radiator.

### **Dining Room**

Double bay glazed window to the front, two radiators, carpet flooring and double doors to the lounge.

### **Lounge**

Carpet flooring, double glazed windows to the rear, one radiator, a gas fire with stone base and wooden mantle, TV point, double doors to the dining room and a door to the stairs.

### **Kitchen**

An understairs storage cupboard, space for all appliances, eye and base level units in wood effect with white marble effect worktop surfaces, tiled splashback, a stainless steel sink plus drainer and chrome mixer tap, double glazed window to the side, French doors to the garden, wood effect flooring, one radiator and a wall mounted boiler.

### **First Floor Landing**

Carpet flooring and loft hatch.

### **Master Bedroom**

Carpet flooring, a full wall of built in wardrobes, one radiator and two double glazed windows to the front.

### **Bedroom Two**

Carpet flooring, one radiator and double glazed window to the rear.

### **Bathroom**

Tiled effect flooring, one radiator, vanity sink, low level WC, a built in storage cupboard, a bath with shower attachment and double glazed window to the rear.

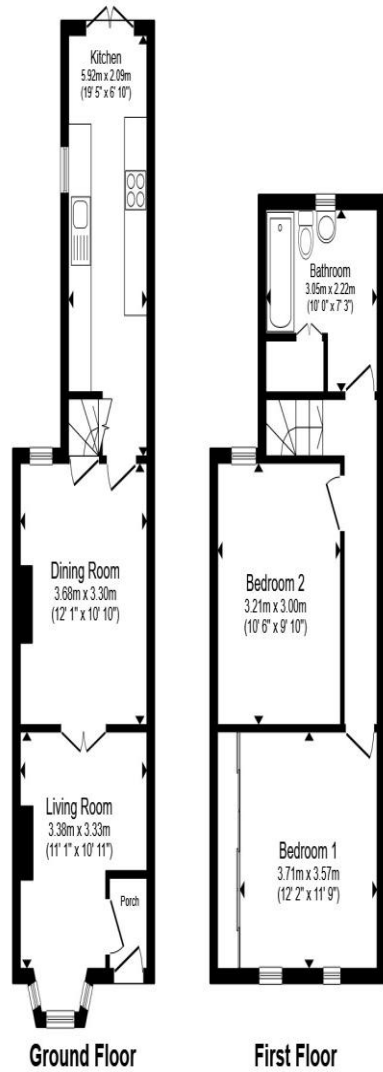
### **Outside:**

#### **Front Garden**

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

#### **Rear Garden**

A side access, which is a shared freehold with the neighbour, a patio seating area, a brick retaining wall, a shed, fully enclosed border and a barked area.



Total floor area 78.2 m<sup>2</sup> (842 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](http://www.propertybox.io)



**welcome to**  
**St. Johns Road,**  
**Ipswich**

- No onward chain
- Two bedrooms
- Separate lounge & dining room
- 1st floor bathroom
- A side access, which is a shared freehold with the neighbour

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

offers in excess of  
**£200,000**



**view this property online** [williamhbrown.co.uk/Property/IPS121602](http://williamhbrown.co.uk/Property/IPS121602)



Property Ref:  
IPS121602 - 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.



**william h brown**



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**