



Colchester Road, Ipswich IP4 4QZ

welcome to

Colchester Road, Ipswich

****EXTENDED SEMI-DETACHED HOUSE** **NORTH-EAST IPSWICH** **GOOD SIZED GARDEN** **VIEWING IS RECOMMENDED** **FABULOUS FAMILY HOME** **NORTHGATE SCHOOL AREA** **FIRST FLOOR BATHROOM** **GROUND FLOOR CLOAKROOM** **THREE RECEPTION ROOMS****

Hall

With a charming entrance door and stairs rising to first floor.

Cloakroom

Fitted with a two-piece suite comprising of low-level WC and wash hand basin.

Living Room

14' 1" x 12' 3" (4.29m x 3.73m)

Double glazed bay window to front aspect, radiator.

Dining/Family Room

27' 2" x 10' 2" (8.28m x 3.10m)

This beautiful space is ideal for family living, with space for a dining table and double glazed doors to rear of the garden.

Kitchen/Breakfast Room

23' 3" x 10' 6" max narrowing to 6' 7" (7.09m x 3.20m max narrowing to 2.01m)

This impressive modern space is well presented and features a wide range of floor and wall units with co-ordinated low profile work surfaces over. There is a wall mounted boiler, inset sink and built in oven. To the rear is space for a table and doors overlooking and leading to the garden.

Landing

Access to loft with pull down ladder, velux style window to side.

Bedroom One

16' 6" x 11' 3" (5.03m x 3.43m)

Double glazed bay window to front aspect, radiator.

Bedroom Two

11' 1" x 10' 9" (3.38m x 3.28m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

7' 9" x 6' 7" (2.36m x 2.01m)

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear aspect, towel radiator, suite comprising of low level WC, pedestal wash hand basin, panel enclosed bath, shower cubicle.





External

The rear garden has been mainly laid to lawn and has the benefit of a shed with power and light. The front has been laid to off road parking for multiple vehicles.



view this property online williamhbrown.co.uk/Property/IPW103694



welcome to

Colchester Road, Ipswich

- North East Ipswich
- Northgate School Area
- Three Bedrooms
- Three Reception Rooms
- Cloakroom

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£370,000



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.focalagent.com

view this property online williamhbrown.co.uk/Property/IPW103694



Property Ref:
IPW103694 - 0008

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 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk