



**Ann Street, Ipswich, IP1 3PD**

**welcome to**

**Ann Street, Ipswich**

This quaint home is close to the Town Centre and Christchurch Park. Benefiting from two double bedrooms, a through lounge with two open fireplaces, a courtyard rear garden and one off road parking space to the rear.



## Location

The property is situated in Ann Street. There are various local schools, shops, supermarkets, parks and bus services nearby. The Town Centre offers a variety of amenities including the Buttermarket and Sailmakers shopping centre, Ipswich Marina with its bars and restaurants, as well as Ipswich Mainline Train Station for access to London Liverpool Street. The A12/A14 trunk road is also within easy reach for Bury St Edmunds, Colchester and Felixstowe.

## Lounge

22' 2" x 11' 8" ( 6.76m x 3.56m )

Two double glazed windows to the front and rear, two open plan fireplaces, stripped wood flooring, stairs to the first floor, two radiators and a door leading to the kitchen.

## Kitchen

9' x 5' 6" ( 2.74m x 1.68m )

Double glazed window to the side, double glazed door to the side, leading to the rear garden, matching eye and base level units, A built in oven, hob and extractor hood, a single bowl sink plus drainer and mixer tap, glass splashback and tiled flooring.

## First Floor Landing

### Bedroom One

11' 8" x 11' 5" ( 3.56m x 3.48m )

Double glazed window to the front and one radiator.

### Bedroom Two

10' 3" x 9' ( 3.12m x 2.74m )

Double glazed window to the rear and one radiator.

## Bathroom

Obscure double glazed window to the side, a cupboard housing the boiler, a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC and a heated towel rail.

## Outside:

### Rear Garden

Courtyard style garden with a panelled fencing surround, shrub borders and gated access to the off road parking.

### Parking

One parking space to the rear of the property and there is also permit parking to the front.



***view this property online*** [williamhbrown.co.uk/Property/IPS120455](http://williamhbrown.co.uk/Property/IPS120455)



welcome to

## Ann Street, Ipswich

- Two double bedrooms
- Lounge with two open fireplaces
- One off road parking space to the rear
- Low maintenance courtyard rear garden
- Close to Ipswich Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

**£170,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/IPS120455](https://www.williamhbrown.co.uk/Property/IPS120455)



Property Ref:  
IPS120455 - 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 226101**



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



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)