



**Chelsea Close, Ipswich, IP1 6DE**

**welcome to**

## **Chelsea Close, Ipswich**

This well-presented, semi-detached home benefits from three bedrooms, a modern kitchen, a lounge and separate dining room, a 1st floor bathroom, a separate cloakroom, a West facing rear garden, a garage and off street parking. NO ONWARD CHAIN!!

### **Agents Note:**

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 Porch**

Carpet flooring and a door to the hall.

### **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 fireplace and a wall papered wall.

### **Dining Room**

A sliding door to the conservatory, carpet flooring, one radiator, a wall papered wall and an electric fireplace.

### **Conservatory**

Patio doors to the garden, two double glazed windows to the rear and carpet flooring. This is the perfect room for enjoying the evening sun!

### **Kitchen**

Modern kitchen with eye and base level handle less units in high gloss white with stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with electric hob, a boxed in boiler, space for appliances, a pantry area (with space for a fridge), tiled splashback, tiled flooring, one radiator, double glazed window to the side and a door to the lean to.

### **Lean To**

A door to the garden, tiled flooring and windows to the side and rear.

### **First Floor Landing**

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

### **Master Bedroom**

Double glazed bay window to the front, carpet flooring, one radiator and a full wall of fitted wardrobes.

### **Bedroom Two**

Double glazed window to the rear, carpet flooring, one radiator, a full wall of fitted wardrobes and an additional double fitted wardrobe with chests of drawers.

### **Bedroom Three**

Double glazed window to the rear, carpet flooring, one radiator and a triple fitted wardrobe.

### **Bathroom**

Double glazed window to the front, pedestal wash hand basin, a bath with overhead shower, one radiator, carpet flooring and fully tiled walls.

### **Cloakroom**

Double glazed window to the side, part tiled walls, carpet flooring and low level WC.

### **Outside:**

#### **Garage**

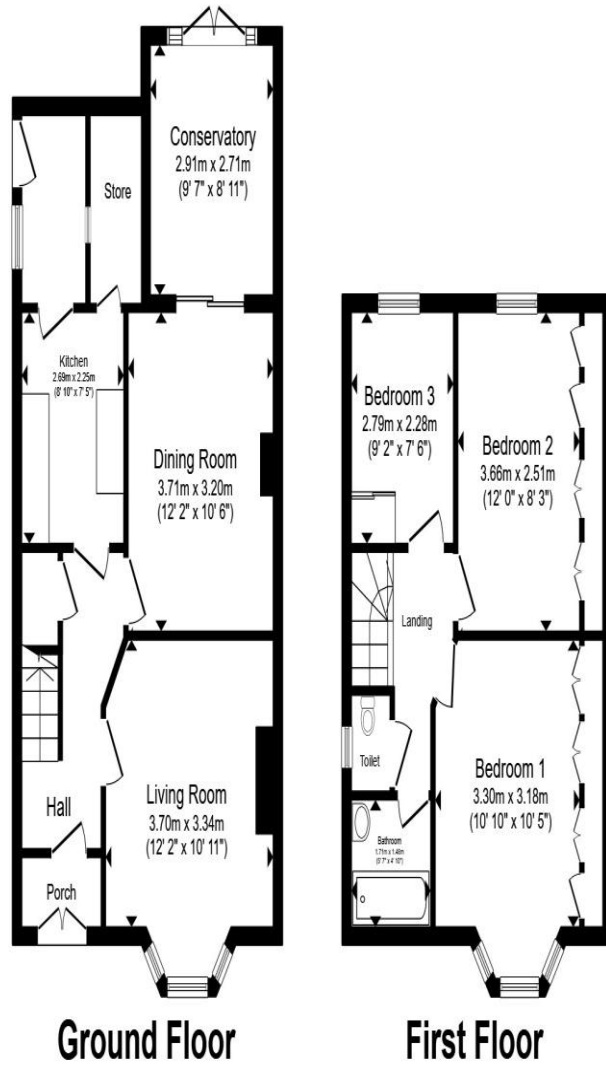
With power, light and barn style doors to entry.

#### **Front Garden**

A walled border, a large block paved driveway leading to the rear of the property, a shingle area and a side access gate leading to the rear garden.

#### **Rear Garden**

Beautifully landscaped, West facing rear garden with a large side driveway, leading to the garage, where there is a small car port area, gated access, a hard standing seating area, a patio seating area, a path leading to the rear of the garden, raised flower beds, a grassed area, raised planters, a shed and an outside tap and light.



Total floor area 96.0 m<sup>2</sup> (1,033 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**  
**Chelsea Close,**  
**Ipswich**

- No onward chain
- Potential for extension (STPP)
- Three bedrooms
- 1st floor bathroom & separate cloakroom
- West facing rear garden

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

**£290,000**



**view this property online** [williamhbrown.co.uk/Property/IPS121381](http://williamhbrown.co.uk/Property/IPS121381)



Property Ref:  
IPS121381 - 0003

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)**