



**St. Peters Close, Henley Ipswich IP6 0RH**

**welcome to**

## **St. Peters Close, Henley Ipswich**

This spacious, detached home is the perfect light refurbishment project and benefits from two reception rooms, a ground floor cloakroom, a 1st floor bathroom, a garage and off street parking. NO ONWARD CHAIN!

### **Entrance Hall**

Doors to both reception rooms.

### **Cloakroom**

Low level WC, wash hand basin, one radiator, window to the side and carpet flooring.

### **Lounge**

Large window to the front, additional windows, carpet flooring, two radiators, an electric fireplace and TV point.

### **Dining Room**

Windows to the front and rear, carpet flooring, one radiator and a door to the garden.

### **Kitchen**

Window to the rear, tiled effect flooring, base units, a sink, space for appliances, a boiler and a door to the garden.

### **First Floor Landing**

Window to the side, carpet and an airing cupboard.

### **Master Bedroom**

Windows to the side and rear, carpet flooring, one radiator, a built in wardrobe and loft hatch.

### **Bedroom Two**

Window to the front, carpet flooring, one radiator and a built in wardrobe.

### **Bedroom Three**

Window to the side, carpet flooring and one radiator.

### **Bathroom**

Window to the rear a, low level WC, pedestal wash hand basin, a bath, part tiled walls, carpet flooring

and one radiator.

### **Outside:**

#### **Front Garden**

A large grassed area, a block paved driveway and a mature tree.

#### **Rear Garden**

A patio seating area, a grassed area, a pond, a green house, oil tank, fully enclosed border and outside tap.

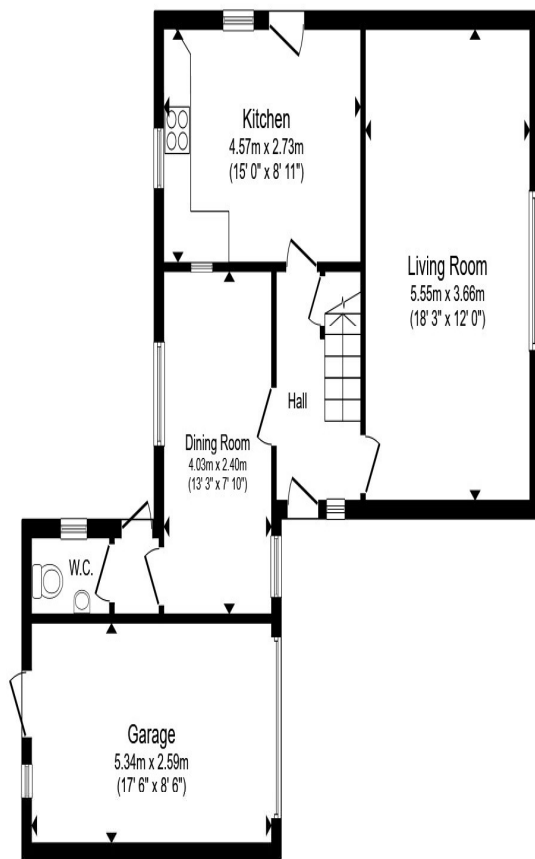
### **Garage**

A roller door, power and light.

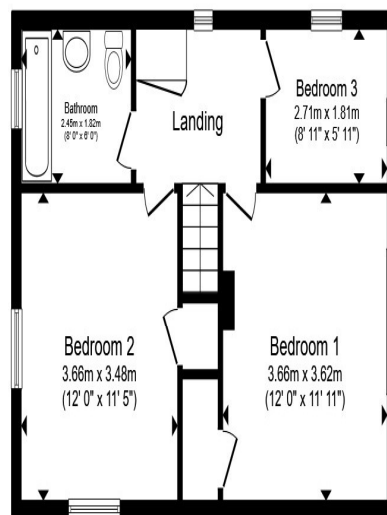
### **Agents Note:**

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the Grant of Probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*



**Ground Floor**



**First Floor**

Total floor area 110.2 m<sup>2</sup> (1,186 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. Peters Close,**  
**Henley Ipswich**

- No onward chain
- Excellent light refurbishment project
- Two reception rooms
- Ground floor cloakroom & 1st floor bathroom
- Garage & off street parking

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

offers over  
**£300,000**



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Property Ref:  
IPS121321 - 0005

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