



Lister Road, Ipswich, IP1 5EQ

welcome to

Lister Road, Ipswich

This attractive, bay fronted property benefits from three bedrooms, two large reception rooms, a ground floor shower room, a 1st floor bathroom, ample on street parking and 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 timeframes for registration.

Entrance Porch

A door to the hall.

Entrance Hall

21' 8" x 5' 5" (6.60m x 1.65m)

Carpet flooring and one radiator.

Lounge

13' 3" max x 11' 6" (4.04m max x 3.51m)

Double glazed bay window to the front, carpet flooring, one radiator and TV point.

Dining Room

12' 4" x 10' 1" (3.76m x 3.07m)

Double glazed windows to rear, a full length double glazed to the rear, carpet flooring and one radiator.

Kitchen

9' x 8' 7" (2.74m x 2.62m)

Eye and base level units in wood with wood effect worktop surfaces, a stainless steel sink plus drainer and chrome flexi mixer tap, partially tiled walls, a boxed in boiler, tiled effect flooring, one radiator, double glazed window to the side and space for appliances.

Utility Room

5' 1" x 2' 9" (1.55m x 0.84m)

Double glazed window to the rear, tiled effect flooring and space for a fridge/freezer.

Ground Floor Shower Room

6' 3" x 4' 9" (1.91m x 1.45m)

Double glazed window to the side, tiled effect flooring, low level WC, pedestal wash hand basin, a shower, fully tiled walls, tiled effect flooring and one radiator.

Walkway

6' 2" x 3' (1.88m x 0.91m)

A door to the garden and tiled effect flooring.

First Floor Landing

A storage cupboard, carpet flooring and loft hatch.

Master Bedroom

15' 7" x 13' 9" max (4.75m x 4.19m max)

Spacious master bedroom, occupying the entire width of the property, with double glazed bay window to the front, a further double glazed window to the front, carpet flooring, one radiator and a fitted wardrobe.

Bedroom Two

12' 2" x 10' 2" (3.71m x 3.10m)

Double glazed window to the rear, carpet flooring and one radiator.

Bedroom Three

9' 3" x 8' 4" (2.82m x 2.54m)

Double glazed window to the rear, carpet flooring and one radiator.

Bathroom

6' 1" x 4' 4" (1.85m x 1.32m)

Low level WC, a bath, fully tiled walls, tiled effect flooring, loft hatch, double glazed window to the side and one radiator.

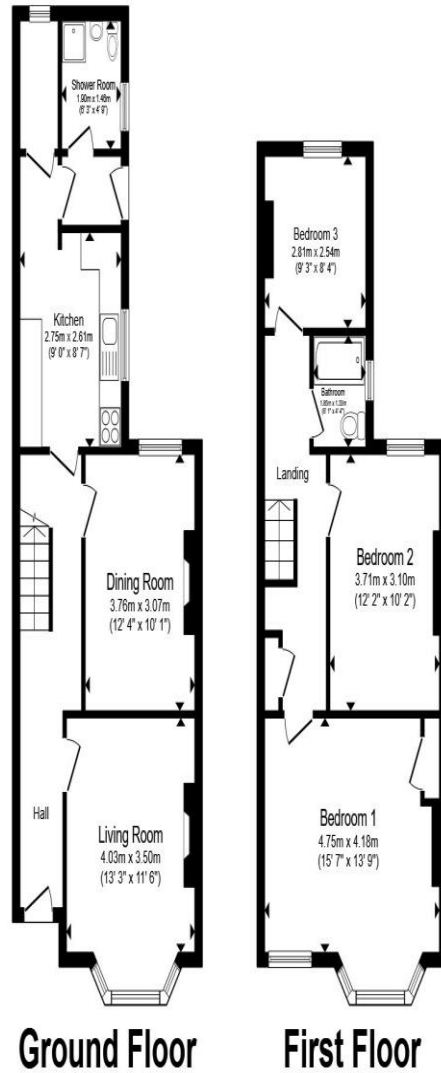
Outside:

Front Garden

A walled border, a side access to the rear garden and a pathway to the front door.

Rear Garden

Beautifully presented, South facing rear garden with a patio seating area, a grassed area, a side access gate, full borders and an outside tap.



Total floor area 100.8 m² (1,085 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



welcome to
Lister Road,
Ipswich

- No onward chain
- Two large reception rooms
- Ground floor shower room & 1st floor bathroom
- Impressive master bedroom
- Ample on street parking

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

guide price

£220,000 - £230,000



view this property online williamhbrown.co.uk/Property/IPS120689



Property Ref:
IPS120689 - 0005

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.

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