



Primrose Hill, Ipswich, IP2 0PP

welcome to

Primrose Hill, Ipswich

This well-presented, three bedroom semi-detached home benefits from a seperate lounge and dining area, a utility space, a 1st floor bathroom, a good-sized rear garden and off street parking.



Entrance Porch

Double glazed frosted windows to the front, a glazed front door, a door leading to the hall and grey tiled effect flooring.

Entrance Hall

9' 1" x 5' 1" (2.77m x 1.55m)

Wood effect flooring, one radiator, an understairs storage cupboard, a staircase and a door leading to the kitchen.

Kitchen

11' 11" x 5' 1" (3.63m x 1.55m)

A range of eye and base level units in white with black worktop surfaces, space for a washing machine, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, double glazed window to the front, an integrated oven with electric hob and extractor hood, one radiator, a door leading to the utility space/lean to and a door leading to the lounge and dining area..

Utility Space/Lean To

A door to the front, space for a fridge and freezer, wood effect flooring, a perspex roof and a door leading to the garden.

Dining Area

12' x 11' 10" (3.66m x 3.61m)

Carpet flooring, one radiator, double glazed window to the rear, an opening to the lounge and space for a table and chairs.

Lounge

12' x 8' 11" (3.66m x 2.72m)

Carpet flooring, double glazed window to the rear, one radiator and fireplace with tiled base and surround and wooden mantle and an opening leading to the dining area.

First Floor Landing

Carpet flooring, two storage cupboards and doors leading to all bedrooms and bathroom.

Bathroom

5' x 5' 1" (1.52m x 1.55m)

Tiled flooring, enclosed WC with matching vanity sink, double glazed window to the front, a bath with overhead shower and waterfall showerhead and fully tiled walls,

Master Bedroom

12' 1" x 12' 1" (3.68m x 3.68m)

Carpet flooring, one radiator and double glazed window to the rear.

Bedroom Two

12' x 8' 11" (3.66m x 2.72m)

Carpet flooring, one radiator and double glazed window to the rear.

Bedroom Three

9' x 9' (2.74m x 2.74m)

Carpet flooring, double glazed window to the front, a storage cupboard housing the boiler and one radiator.

Outside:

Front Garden

Sloped front garden with steps to the side, leading up to the front door and a paved area, a lawned area, hedging and a driveway providing off street parking.

Rear Garden

Good-sized, tiered garden with a paved area, steps down to the shed, fully enclosed border, steps up to a lawned area and a raised decking area, further steps up leading to the rear of the garden and further lawned areas.



view this property online williamhbbrown.co.uk/Property/IPS120267



welcome to

Primrose Hill, Ipswich

- Three bedrooms
- Utility space
- Seperate lounge & dining area
- 1st floor bathroom
- Good-sized rear garden

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

guide price

£240,000 - £250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120267



Property Ref:
IPS120267 - 0002

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



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



williamhbrown.co.uk