



Eustace Road, Ipswich, IP1 5BT

welcome to

Eustace Road, Ipswich

This well-presented, semi-detached home benefits from three good-sized bedrooms, a large lounge/diner with fitted wood burner, a ground floor cloakroom, a modern 1st floor shower room, a garage and ample off street parking. COMPLETE ONWARD CHAIN!!

Entrance Hall

Carpet flooring, a composite front door, floor to ceiling, frosted windows to the front and a coffee station with oak worktop and storage.

Cloakroom

Low level WC, wash hand basin, hard tiled, oak effect flooring and double glazed window to the side.

Lounge/Diner

Double glazed window to the front, a further window to the rear, TV point, wall hung lights, two radiators, carpet flooring and a fitted wood burner with stone base and surround.

Kitchen

Double glazed window to the rear, a glazed door to the conservatory, eye and base level units in high gloss grey with oak worktop surfaces, a black sink with chrome mixer tap, an integrated oven with gas hob and extractor hood, hard tiled oak effect flooring and space for a fridge/freezer.

Conservatory

Double glazed windows to the side and a glazed door to the garden, power, carpet flooring and a storage cupboard.

First Floor Landing

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

Master Bedroom

Double glazed window to the front with fitted shutters, carpet flooring and one radiator.

Bedroom Two

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

Bedroom Three

Double glazed window to the rear, carpet flooring, fitted overhead storage units and one radiator.

Shower Room

Contemporary shower room with fully tiled walls, a walk in shower with jetted shower and shower attachment, tiled flooring, extractor fan, grey heated towel rail, low level WC, vanity sink and double glazed window to the front.

Outside:

Front Garden

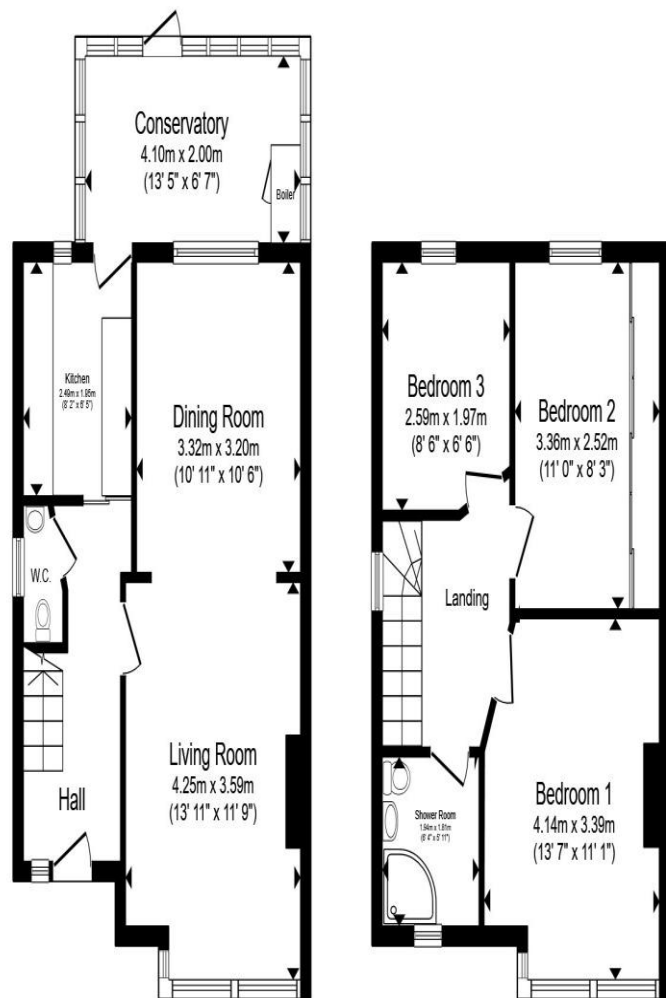
A stoned driveway with hard standing, cast iron double gates leading to a block paved driveway to the side and the rear garden.

Rear Garden

Landscaped rear garden with a block paved seating area, a mature tree, a grassed area, a pathway leading to the rear of the garden, a canopy seating area with a paved seating area under and power, two sheds, a log store to the rear, fully enclosed borders, access to the garage, an outside tap, light and power point, cast iron double gates and a block paved driveway to the side.

Garage

Situated in the rear garden with an up and over door, light, power and a fuse box.



Ground Floor

First Floor

Total floor area 91.0 m² (979 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
Eustace Road,
Ipswich

- Complete onward chain
- Three good-sized bedrooms
- Ground floor cloakroom & modern 1st floor shower room
- Large lounge/diner with fitted wood burner
- Garage & ample off street parking

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

£270,000



view this property online williamhbrown.co.uk/Property/IPS121648



Property Ref:
IPS121648 - 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



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



williamhbrown.co.uk