



**Bond Street, Ipswich, IP4 1JD**



**welcome to**

## **Bond Street, Ipswich**

This two bedroom semi-detached home benefits from two receptions rooms, a modern kitchen, a first floor bathroom and a rear garden.



### **Lounge**

10' 1" x 11' 1" ( 3.07m x 3.38m )

Wood effect flooring, front door, double glazed window to the front and one radiator.

### **2nd Reception Room/Kitchen**

9' 1" x 11' 1" ( 2.77m x 3.38m )

Wood effect flooring, space for a fridge/freezer, one radiator and double glazed window to the rear.

### **Kitchen**

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

Tiled flooring, a door leading to the rear garden, an integrated oven with induction hob and extractor hood, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, a range of eye and base level units in white with black marble effect worktop surfaces, tiled splashback, double glazed window to the side and space for a washing machine.

### **First Floor Landing**

Carpet flooring and one radiator.

### **Master Bedroom**

11' 1" x 10' ( 3.38m x 3.05m )

Carpet flooring, one radiator, two double glazed windows to the side.

### **Bedroom Two**

9' 1" x 7' 1" ( 2.77m x 2.16m )

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

### **Bathroom**

8' x 6' ( 2.44m x 1.83m )

Double glazed window to the rear, tiled flooring, low level WC, chrome heated towel rail, pedestal wash hand basin, a bath with overhead shower, glass screen and tiled splashback.

### **Outside:**

#### **Rear Garden**

A side access gate, a paved area, a shingle seating area, a shed/outbuilding, a fully enclosed border with railings and fencing.



***view this property online*** [williamhbbrown.co.uk/Property/IPS120880](http://williamhbbrown.co.uk/Property/IPS120880)



**welcome to**

## **Bond Street, Ipswich**

- Tenant in situ (paying £650pcm)
- Two bedrooms
- Two reception rooms
- First floor bathroom
- Rear garden

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

guide price

**£140,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/IPS120880](http://williamhbrown.co.uk/Property/IPS120880)



Property Ref:  
IPS120880 - 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)**