



Windsor Road, Ipswich, IP1 4AN

welcome to

Windsor Road, Ipswich

This well-presented, mid-terraced home is situated in a popular West Ipswich location and benefits from two double bedrooms, a ground floor bathroom and a separate dining room.

Entrance Porch

Wood effect flooring.

Entrance Hall

Carpet flooring.

Lounge

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

Dining Room

Carpet flooring, one radiator, double glazed window to the rear and an understairs storage cupboard.

Kitchen

Tiled effect flooring, eye and base level units with marble effect worktop surfaces, double glazed window to the side, space for all appliances, tiled splashback, a stainless steel sink plus drainer and chrome mixer tap, a storage cupboard and a door to the side.

Ground Floor Bathroom

Tiled effect flooring, low level WC, one radiator, double glazed window to the side, tiled walls, vanity sink, a bath with overhead shower and glass screen.

First Floor Landing

Carpet flooring and loft hatch.

Master Bedroom

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

Bedroom Two

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

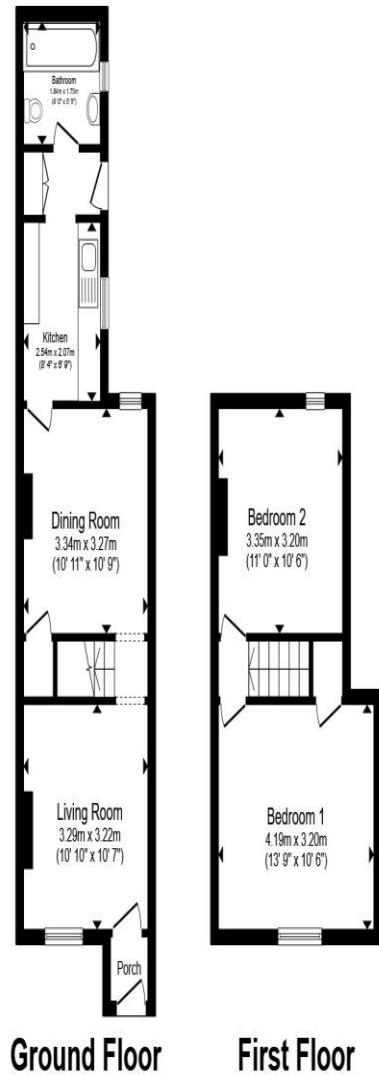
Outside:

Front Garden

A walled border with a gate, a pathway to the front door, flower beds, shrubs and a shared, side access.

Rear Garden

A shared, side access, a paved area, a artificial grass area with wooden pergola, a shed and a fully enclosed border.



Total floor area 63.7 m² (685 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
Windsor Road,
Ipswich

- Two double bedrooms
- Separate lounge & dining room
- Ground floor bathroom
- Popular West Ipswich location
- Great access to A12/A14

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

offers in excess of
£150,000



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Property Ref:
IPS121730 - 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.

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