

68 Brunswick Road, Ipswich, IP4 4BP



Freehold

Guide Price

£290,000

Subject to contract

Parking

3 bedrooms
Sitting room, dining room
Bathroom



Situated in the north-east of Ipswich within the Northgate High School area is this semi-detached family home with parking.

Some details

General information

Situated in the popular Sidegate Primary school and Northgate High school area is this three bedroom double bay semi-detached house. The property has a driveway providing parking for two cars, two reception rooms, first floor bathroom, double glazing and gas central heating (not tested).

The storm porch leads into the reception hall with stairs to the first floor and doors off to the sitting room which has wood flooring, bay window to front and a multi-fuel burner. The kitchen/dining room also has wood flooring with the kitchen area having base and eye-level units, wood work tops, electric oven, gas hob with cooker hood over and space for fridge/freezer. The dining area has patio doors to the rear and an original feature fireplace with surround. There is a cloakroom accessed from the hallway.

The landing provides access to all three bedrooms and the family bathroom. The bedrooms all benefit from built-in storage/wardrobe space. The four-piece bathroom is located to the rear and has bath, separate shower cubicle, WC and basin.

Reception hall

Sitting room

14' 7" into bay x 13' 4" (4.44m x 4.06m)

Dining room

16' x 9' 8" (4.88m x 2.95m)

Kitchen

11' 9" x 7' 6" (3.58m x 2.29m)

Cloakroom

Landing

Bedroom one

14' 8" x 10' 1" (4.47m x 3.07m)

Bedroom two

11' 11" x 11' 3" (3.63m x 3.43m)

Bedroom three

7' 4" x 6' 10" (2.24m x 2.08m)

Bathroom

The outside

The front of the property there is a gravelled driveway providing parking and a flower and shrub border. There are gates to the rear.

The rear garden is mainly laid to lawn with a path leading to a patio area. There is a greenhouse, storage garage/workshop with power and light.

Where?

Brunswick Road is located on the much-favoured north-east side of Ipswich with a parade of shops nearby and offering easy access to the town centre which has an abundance of shopping facilities, coffee houses, bars and restaurants. The property also lies within the Northgate High School area with further amenities nearby.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - RB

Directions

Head across town in an easterly direction along Crown Street joining Woodbridge Road. Remain in the left hand lane and continue up the hill. Upon reaching the mini-roundabout with the Co-op on the left turn left into Brunswick Road, where the property can be found on the right hand.

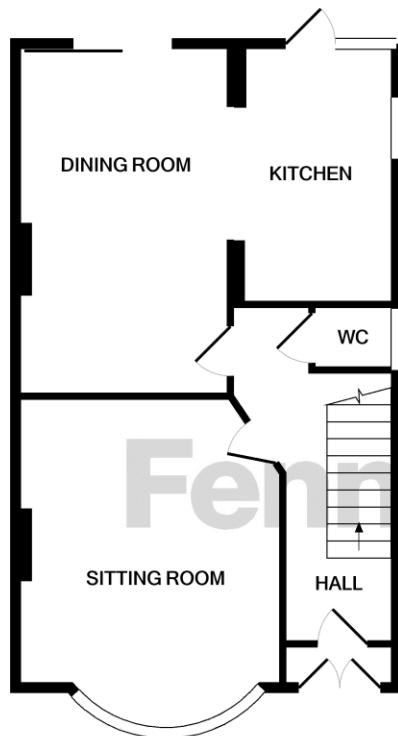
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

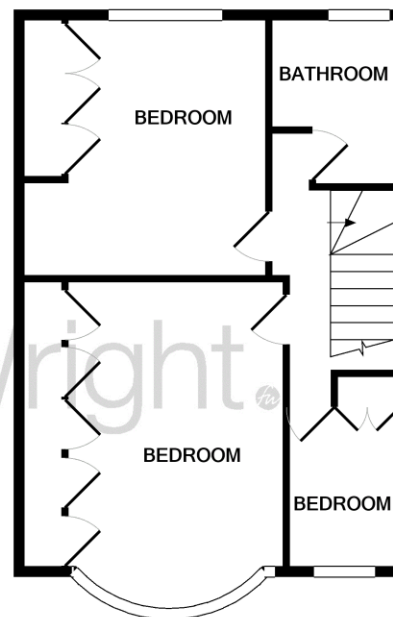
fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01473 232 700



GROUND FLOOR



1ST FLOOR

To find out more or book a viewing

01473 232 700

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

