



Brockley Crescent | Ipswich | IP1 5HT

Price £270,000 Freehold

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estate agents

Brockley Crescent, Ipswich, IP1 5HT

A beautiful 2 bedroom semi detached bungalow (originally 3 bedrooms) located to the West side of Ipswich within walking distance to local shops, schools and bus service. The bungalow comprises storm porch, entrance hall, 2 bedrooms with built in wardrobes, living room overlooking rear garden, open plan modern fitted kitchen/dining room and modernised bathroom with shower over bath. The property has gas central heating via Baxi combination boiler, double glazing throughout, block paved off road parking for 2 cars, shared drive leading to detached garage and South facing rear garden mainly laid to lawn with flower & shrub borders and patio area. Early inspection recommended.

STORM PORCH

UPVC door into entrance hall.

ENTRANCE HALL

Brush mat on entry, laminate flooring, radiator, loft hatch, doors off to bedrooms, living room, kitchen/dining & bathroom.

BEDROOM

11' 2" x 10' 4" (3.4m x 3.15m) Laminate flooring, UPVC bay fronted double glazed window, radiator, 2 door built in wardrobe.

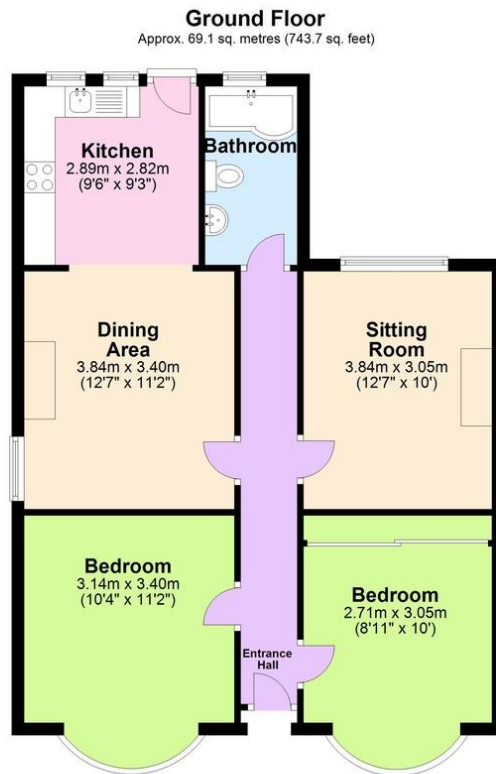
BEDROOM

10' x 8' 11" (3.05m x 2.72m) Laminate flooring, UPVC bay fronted double glazed window, 3 door built in wardrobe, radiator.

SITTING ROOM

12' 7" x 10' 0" (3.84m x 3.05m) Laminate flooring, double glazed window to rear aspect with views to rear garden, radiator.





BATHROOM

9' x 4' 11" (2.74m x 1.5m) Comprising low level WC, wash hand basin with storage cupboards under, bath with shower over off the mains, chrome heated towel rail, extractor fan, double glazed window to rear aspect, non slip flooring.

OPEN PLAN KITCHEN/DINING

22' 3" x 11' 2" max (6.78m x 3.4m) Dining area with tile effect flooring, double glazed window to side aspect, radiator, Kitchen with modern eye level and matching base units with work tops, inset sink with swan neck mixer tap, 4 ring electric hob with extractor over, wall mounted electric oven & grill, Baxi gas boiler located in kitchen wall unit serviced regularly, plumbing for washing machine, double glazed windows and door to rear aspect, radiator.

OUTSIDE

Block paved off road parking for 2 cars to front, shared driveway leading to detached garage with up & over roller door power & lighting connected, pedestrian side access door, gate into rear garden leading to block paved patio area with slate border, further patio area behind garage, the remainder of

the garden is laid to lawn with flower & shrub borders all enclosed by fencing, rear gardens are South facing.

GARAGE

28' x 9' (8.53m x 2.74m) Power & lighting connected, side pedestrian access door.

COUNCIL

Ipswich Borough Council
Council tax band (C) £1,840.72

NEAREST SCHOOLS

Whitehouse community primary school.
Westbourne Academy.

SERVICES

We understand all services are connected.

Brockley Crescent
IPSWICH
IP1 5HT

Energy rating
C

Valid until: **5 March 2033**

Certificate number: **0075-1209-0907-4601-1104**



**VIEWING STRICTLY BY APPOINTMENT
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