

Brookfield Road | Ipswich | IP1 4EN

O.I.E.O £260,000 Freehold

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Brookfield Road, Ipswich, IP1 4EN

We are delighted to be offering for sale this beautifully well presented 3 bedroom semi-detached house located to the West of Ipswich on a quiet road close to local schools, shops and bus service. The property is arranged over two floors comprising storm porch, entry hall, modern fitted kitchen, lounge and dining room, stairs to first floor leading to 3 good size bedrooms and family bathroom. Further benefits include double glazed windows throughout, gas central heating, off road parking to front and rear enclosed garden. **EARLY INSPECTION RECOMMENDED.**

STORM PORCH

UPVC door into entrance hall.

ENTRANCE HALL

Tiled flooring, radiator with cover, stairs to first floor, storage cupboard under stairs, door to kitchen and dining room.

DINING ROOM

11' 5" x 10' 5" (3.48m x 3.18m) Laminate flooring, radiator with cover, built in storage cupboard in recesses, double glazed French door to rear garden, opening to lounge.

LOUNGE

11' 5" x 11' 5" (3.48m x 3.48m) Carpeted flooring, fireplace with coal effect electric fire, built in storage cupboards in recesses, double glazed window to front aspect, radiator.

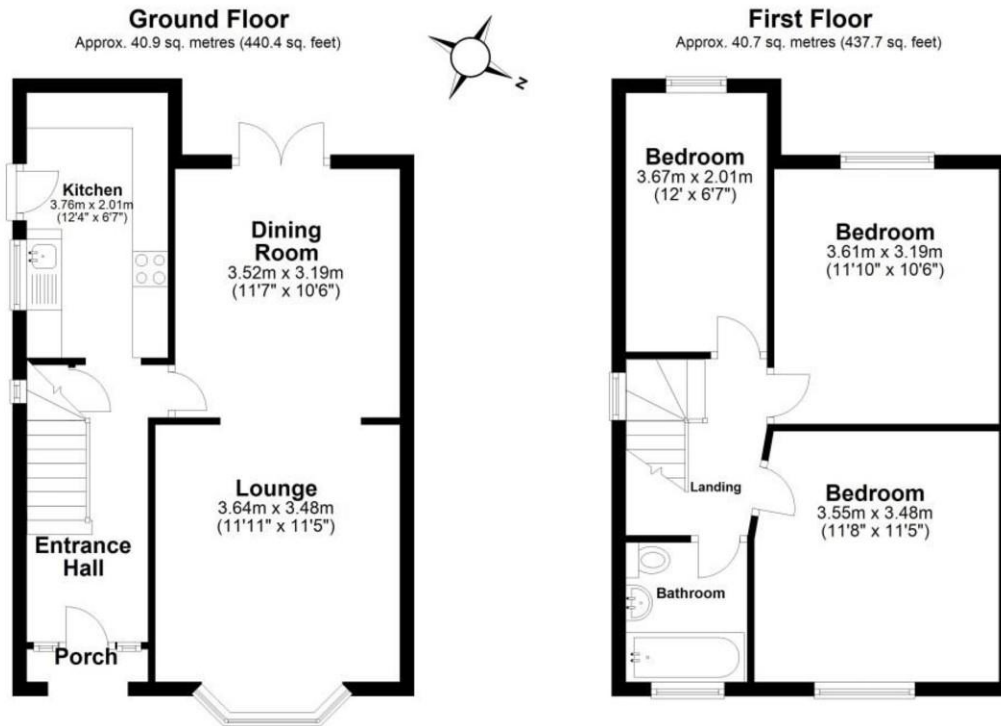
KITCHEN

12' 3" x 6' 6" (3.73m x 1.98m) Modern glossy fronted wall & base units with work tops, stainless steel with drainer swan neck mixer tap, plumbing for washing machine, 4 ring gas hob with extractor over, electric oven, integrated fridge freezer, wall mounted gas boiler, UPVC window and door to side aspect, tiled flooring, radiator.

STAIRS

Carpeted stairs and landing, loft hatch, double glazed window to side aspect, doors to bedrooms and bathroom.





Total area: approx. 81.6 sq. metres (878.1 sq. feet)

BEDROOM 1

11' 7" x 10' 8" (3.53m x 3.25m) Carpeted flooring, double glazed window to front aspect, radiator.

BEDROOM 2

11' 6" x 10' 8" (3.51m x 3.25m) Carpeted flooring, double glazed window to rear aspect, radiator.

BEDROOM 3

11' 10" x 6' 7" (3.61m x 2.01m) Carpeted flooring, double glazed window to rear aspect, radiator.

BATHROOM

6' 4" x 5' 11" (1.93m x 1.8m) Comprising low level WC, wash hand basin and bath with shower over (off the mains) laminate flooring, double glazed window to front aspect, chrome heated towel rail.

OUTSIDE

Block paved off road parking for 2 cars, lawn area, borders to front, side pedestrian access to left hand side of property leading to rear garden which is laid to lawn, patio area, timber garden shed to remain, flower borders all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council tax band (B) £1,753.15

NEAREST SCHOOLS

Springfield infant & primary schools, Westbourne Academy.

SERVICES

We understand all mains services are connected.

Consumer Protection Regulations 2008

Your Ipswich Ltd 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.

Your Ipswich Ltd, 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. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Brookfield Road IPSWICH IP1 4EN	Energy rating C	Valid until: 11 March 2034
		Certificate number: 2140-5607-0040-1107-2985



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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