



Brookfield Road, Ipswich, IP1 4EN

Guide Price £260,000 Freehold

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Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A well proportioned three bedroom single bay semi-detached family home, located in the popular North-West of Ipswich, convenient to local shops, amenities, and the A14. The accommodation comprises; storm porch, entrance hall, fitted kitchen, sitting room and dining room on the ground floor, with landing, three bedrooms and bathroom on the first floor. To the outside there is driveway off-road parking to the front, whist to the rear there is a good-sized garden mainly laid to mature lawn with decking area, three sheds and a brick built store/utility, all enclosed by fencing to boundaries and enjoying a tree-lined outlook. Further benefits include double glazing and gas fired central heating, early viewing is highly recommended.

STORM PORCH

Tiled threshold, composite front door to entrance hall.

ENTRANCE HALL

Radiator, under stairs cupboard with double glazed window to side housing gas and electric meters, BT OpenReach and telephone points, stairs with spindle railed banister rising to first floor, wood laminate flooring, traditional style wood panelled doors to.

KITCHEN

Two double glazed windows to sides, double glazed door to side opening to outside, radiator, a range of base and eye level wood effect cupboard and drawer fitted units, granite effect work surfaces, inset stainless steel one and a quarter bowl sink drainer unit with mixer tap, built-in electric oven and grill with inset gas hob and extractor fan over, integrated dish-washer, space for fridge-freezer, tiled splash backs, wall mounted gas fired boiler, slate tile effect flooring.

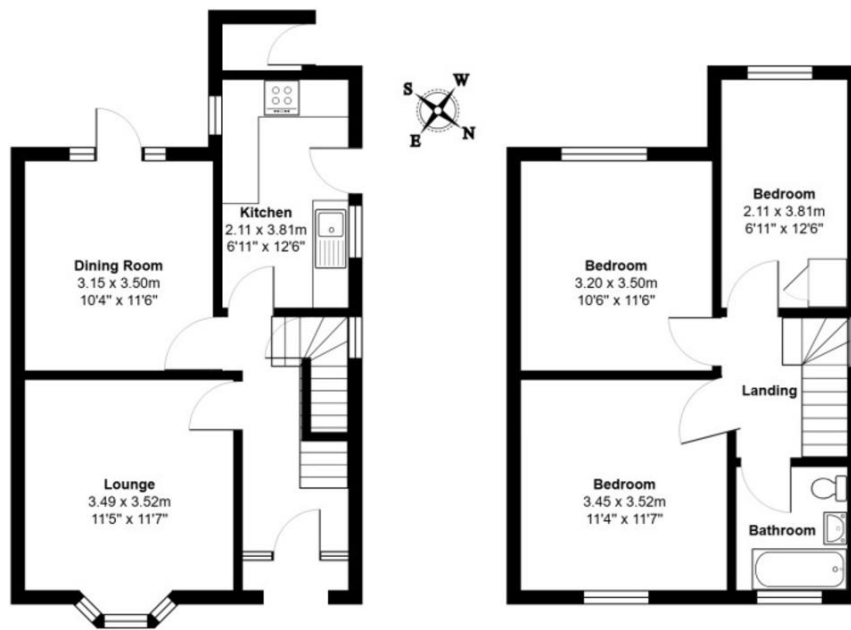
SITTING ROOM

Double glazed bay window to front, radiator, contemporary wall mounted gas fire, BT OpenReach and television points, exposed floor boards.

DINING ROOM

Double glazed door to garden with windows either side and above, radiator, wood laminate flooring.





STAIRS RISING TO FIRST FLOOR

LANDING

Obscured double glazed window to side, loft access, traditional style wood panelled doors to.

BEDROOM ONE

Double glazed window to front, radiator.

BEDROOM TWO

Double glazed window to rear, radiator, wood effect flooring.

BEDROOM THREE

Double glazed window, radiator, built-in airing cupboard housing hot water tank, wood effect flooring.

BATHROOM

Obscured double glazed window to front, chrome heated towel rail, low level WC, pedestal hand wash-basin, panelled bath with mixer tap, shower attachment and side screen, fully tiled walls, slate tile effect flooring, inset ceiling lights, extractor fan.

OUTSIDE

To the front there is a tegula block driveway providing off-road parking and a slate chip area to the side with an

additional parking space, partly enclosed by fencing with gated pedestrian access to the rear.

The established rear garden is of a good-size and mainly laid to mature lawn with a flush decking area, all enjoying a tree-lined outlook. There is a brick built store/utility with window, mains power and plumbing for a washing machine, three sheds (two with mains power connected, an external tap and lighting.

IPSWICH BOROUGH COUNCIL

Council tax band B - Approximately £1,753.15 PA (24-25).

NEAREST SCHOOLS (.GOV ONLINE)

Springfield Infant Primary and Westbourne Academy High.

DIRECTIONS

Leaving Ipswich town centre and heading in a North-Westerly direction along Norwich Road, at the roundabout take the first exit and continue along Norwich Road, turn left onto Springfield Lane and then turn right onto Brookfield Road, the property is found on the left hand side.

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.

Energy performance certificate (EPC)			
Brookfield Road IPSWICH IP1 4EN	Energy rating D	Valid until:	16 August 2034
		Certificate number:	6920-9184-0052-5000-1473
Property type		Semi-detached house	
Total floor area		84 square metres	



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

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