



Arundel Way, Ipswich IP3 8QG

welcome to

Arundel Way, Ipswich

****SEMI DETACHED HOUSE **HIGHLY SOUGHT AFTER AREA OF BROKE HALL **EXCELLENT SCHOOL CATCHMENT WITHIN WALKING DISTANCE
**UTILITY AREA **CLOAKROOM **THREE BEDROOMS **FIRST FLOOR BATHROOM **GARAGE & DRIVEWAY **GOOD SIZE REAR GARDEN **NO
ONWARD CHAIN**



Agents Note

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Entrance Hall

- Double glazed window to front
- Stairs to first floor
- Two understairs storage cupboards
- Door to living room

Living Room

- Large, double glazed window to front
- Sliding doors leading to Dining room

Dining Room

- Serving hatch
- Double glazed door to rear

Kitchen

- One and quarter sink unit with mixer tap
- Eye and base level units with adjoining work surfaces
- Space for oven
- Integrated dishwasher
- Tiled splashback
- Double glazed window to rear
- Spotlights
- Floor mounted boiler

Utility

- Sink unit with mixer tap
- Adjoining work surfaces
- Space for washing machine and tumble dryer
- Space for fridge
- Door to side

Cloakroom

- Low level WC
- Obscured double glazed window to side

Landing

- Double glazed window to side

Bedroom 1

- Double glazed window to front
- Built in wardrobes

Bedroom 2

- Double glazed window to rear
- Built in wardrobes

Bedroom 3

- Double glazed window to front

Shower Room

- 3 piece suite comprising of shower cubicle, low level WC and wash hand basin
- Obscured, double glazed window to the rear
- Built in cupboard
- Access to loft

External Details

To The Front

- Brick paved, allowing off road parking for at least two vehicles
- Grassed area
- Gate access to rear

Garage

- Integral Garage
- Up and over door
- Power & light

To The Rear

- Rear garden is fully enclosed with panel fencing
- Mainly laid to lawn
- Patio seating area and additional seating area
- Flower beds and shrub borders



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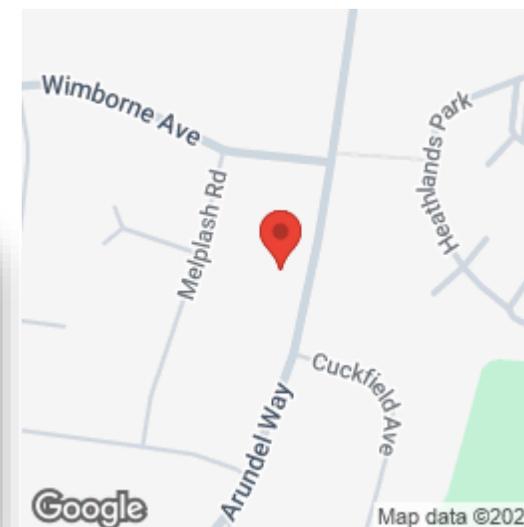
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- BROKE HALL
- LOCAL SHOPS AND BUS ROUTES IN & OUT OF TOWN
- SEMI DETACHED HOUSE
- SOME ORIGINAL FEATURES
- UTILITY ROOM

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

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW104030 - 0003

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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