Parliament Road,Ipswich IP4 5EP

william
h brown

welcome to

Parliament Road,Ipswich

**SEMI DETACHED HOUSE **HALLWAY **SEPARATE LOUNGE AND DINING AREA **THREE BEDROOMS *UPSTAIRS BATHROOM **FEATURED FIREPLACE **EXCELLENT SCHOOL CATCHMENTS **EAST IPSWICH **OFF ROAD PARKING **OUT HOUSE **EXCELLENT DECOR **VIEWINGS HIGHLY RECOMMENDED

Entrance Door Into
Hallway
*Stairs to first floor

Living Room
*Double glazed, square bay window to front
*Paneled walls
*Wood burner with surround and mantelpiece

Dining Area
*Built in storage
*Featured fireplace
*Archway through to-

Kitchen
*Eye and base level units with adjoining surfaces
*Sink unit with mixer tap
*Built in gas hob and extractor hood
*Built in double oven
*Space for fridge freezer, washing machine and dishwasher
*Tiled splash backs
*Double glazed window to rear and two to the side
*Double glazed door to rear

Landing
Bedroom One
*Double glazed window to front
*Double glazed, square bay window to front
*Built in wardrobes with sliding doors

Bedroom Two
*Double glazed window to side

Bedroom Three
*Double glazed window to rear

Bathroom
*P Shaped bath with shower over
*Pedestal wash hand basin
*Low level WC
*Built in vanity storage
*Double glazed window to side
*Tiled flooring and walls
*Heated towel rail

External Details
To The Front
*Shingle to allow off road parking
*Brick paved pathway leading to front door
*Side access to rear garden

To The Rear
*Enclosed by panel fencing
*Mainly laid to lawn
*Two patio seating areas
*Outhouse to the rear

Outhouse
*Double glazed French doors to entry
*Double glazed windows
*Built in storage
*Power and light
*Ideal for working from home or additional room

welcome to

Parliament Road, Ipswich

- EAST IPSWICH
- SEMI DETACHED HOUSE
- TWO RECEPTION AREAS
- THREE BEDROOMS
- FIRST FLOOR BATHROOM

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

offers in excess of

£300,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPW103924

Property Ref:
IPW103924 - 0002

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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