



**Prentice Way, IPSWICH IP3 8GH**

**welcome to**

**Prentice Way, IPSWICH**

We are delighted to present this one bed coach house, offering versatile accommodation.

Featuring a bright lounge/diner, modern bathroom and a well-proportioned bedroom, this property is suitable for first time buyers or investors.



### **Entrance Hall**

- \*Carpet flooring
- \*Radiator
- \*Staircase to first floor

### **Landing**

- \*Double glazed window to front
- \*Wood effect flooring
- \*Radiator
- \*Storage cupboard

### **Lounge/Diner**

- \*Two double glazed windows to rear
- \*Wood effect flooring
- \*Two radiators
- \*Opening to the kitchen

### **Kitchen**

- \*Eye and base level units in wood, with marble effect worktops
- \*Stainless steel sink plus drainer
- \*Boiler
- \*Tiled splash back
- \*Integrated oven with gas hob and extractor hood
- \*Space for appliances
- \*Spotlights
- \*Double glazed window to the front
- \*Wood effect flooring
- \*Opening to the dining space

### **Master Bedroom**

- \*Double glazed windows to the front and rear
- \*Large room
- \*Wood effect flooring
- \*Two radiators

### **Bathroom**

- \*Low level WC
- \*Vanity sink
- \*Bath with overhead shower and glass screen
- \*Radiator
- \*Spotlights
- \*Tile effect flooring
- \*Extractor fan

### **Garage And Parking**

- \*Up and over door to garage
- \*One parking space



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welcome to

## Prentice Way, IPSWICH

- NO ONWARD CHAIN
- LARGE MASTER BEDROOM
- POPULAR EAST IPSWICH LOCATION
- QUIET CUL-DE-SAC
- GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £170,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
IPW104105 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01473 721965**



[ipswichEast@williamhbrown.co.uk](mailto:ipswichEast@williamhbrown.co.uk)



33 Woodbridge Road East, IPSWICH, Suffolk,  
IP4 5QN



[williamhbrown.co.uk](http://williamhbrown.co.uk)