



St. Peters Close, Henley, Ipswich, IP6 0RH

welcome to

St. Peters Close, Henley, Ipswich

This spacious, detached home is the perfect light refurbishment project and benefits from two reception rooms, a ground floor cloakroom, a 1st floor bathroom, a garage and off street parking. NO ONWARD CHAIN!

Entrance Hall

Doors to both reception rooms.

Cloakroom

Low level WC, wash hand basin, one radiator, window to the side and carpet flooring.

Lounge

Large window to the front, additional windows, carpet flooring, two radiators, an electric fireplace and TV point.

Dining Room

Windows to the front and rear, carpet flooring, one radiator and a door to the garden.

Kitchen

Window to the rear, tiled effect flooring, base units, a sink, space for appliances, a boiler and a door to the garden.

First Floor Landing

Window to the side, carpet and an airing cupboard.

Master Bedroom

Windows to the side and rear, carpet flooring, one radiator, a built in wardrobe and loft hatch.

Bedroom Two

Window to the front, carpet flooring, one radiator and a built in wardrobe.

Bedroom Three

Window to the side, carpet flooring and one radiator.

Bathroom

Window to the rear a, low level WC, pedestal wash hand basin, a bath, part tiled walls, carpet flooring and one radiator.

Outside:

Front Garden

A large grassed area, a block paved driveway and a mature tree.

Rear Garden

A patio seating area, a grassed area, a pond, a green house, oil tank fully enclosed border and outside tap.

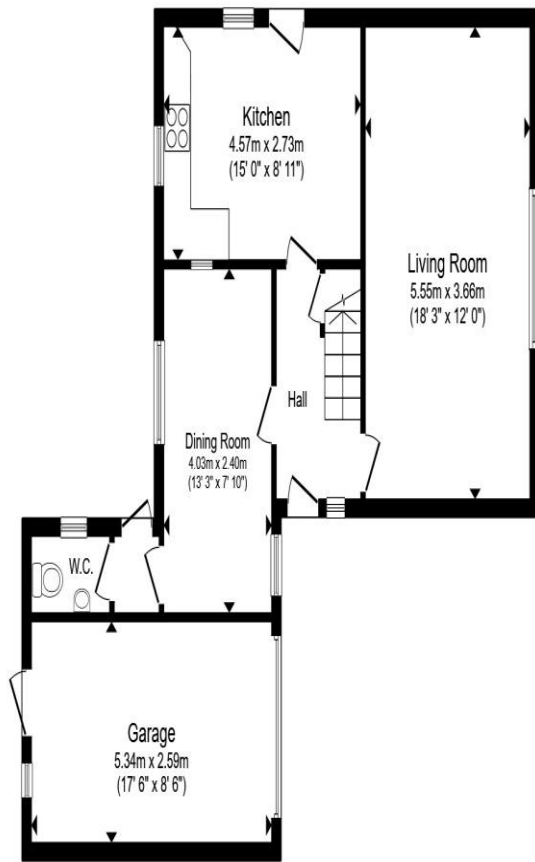
Garage

A roller door, power and light.

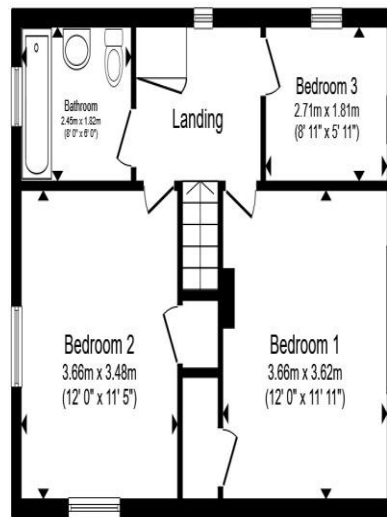
Agents Note:

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the Grant of Probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **



Ground Floor



First Floor

Total floor area 110.2 m² (1,186 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
St. Peters Close,
Henley, Ipswich

- No onward chain
- Excellent light refurbishment project
- Two reception rooms
- Ground floor cloakroom & 1st floor bathroom
- Garage & off street parking

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

£325,000



view this property online williamhbrown.co.uk/Property/IPS121321



Property Ref:
IPS121321 - 0004

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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