



St. Marys Road, Ipswich, IP4 4SW

welcome to

St. Marys Road, Ipswich

This attractive, three storey Town House boasts a stunning, recently fitted kitchen/diner, a conservatory, a ground floor snug/study, a ground floor cloakroom, a beautiful 2nd floor lounge, a large rear garden, a garage and off street parking. VIEWING IS HIGHLY RECOMMENDED!!

Agents Note:

Please note there is an annual Service Charge of £500 payable to EWS on this property.

Entrance Hall

A fitted mat, wood effect flooring, an understairs storage cupboard, one radiator and a further storage cupboard.

Cloakroom

Wood effect flooring, one radiator, extractor fan, low level WC and wash hand basin.

Snug/Study

Carpet flooring, one radiator, double glazed window to the front and double doors to the kitchen/diner.

Kitchen/Diner

Stylish kitchen with wood effect flooring, one radiator, double glazed window to the rear, eye and base level units in midnight blue with solid oak worktop surfaces, tiled splashback, a Rangemaster gas oven and hob, a fitted extractor hood, oak shelving, a ceramic sink with oak drainer, a wall mounted boiler, an integrated fridge/freezer, bin store, dishwasher and washing machine.

Sun Room

Large sun room with a pitched roof, wood effect flooring, under floor heating, French doors to the garden and double glazed windows to the rear and side.

First Floor Landing

Carpet flooring, one radiator and spotlights.

Lounge

Carpet flooring, a gas fireplace, TV point, two double glazed windows to the front and two radiators.

Bedroom Three

Carpet flooring, one radiator and double glazed window to the rear.

Bathroom

Four piece bathroom with tiled effect flooring, heated towel rail, double glazed window to the rear, low level WC, wash hand basin, a bath with shower attachment, shaver point and a shower with glass enclosure.

Second Floor Landing

Carpet flooring and a storage cupboard.

Master Bedroom

Carpet flooring, two radiators, TV point, a built in wardrobe, two double glazed windows to the front and a door to the en suite.

En Suite

Tiled effect flooring, heated towel rail, shaver point, wash hand basin, low level WC, a shower with glass enclosure and spotlights.

Bedroom Two

Carpet flooring, one radiator, double glazed window to the rear and a door to the en suite.

En Suite

Tiled effect flooring, heated towel rail, low level WC, wand basin, spotlights, a shower with glass enclosure and extractor fan.

Bedroom Four

Carpet flooring, one radiator and double glazed window to the rear.

Outside:

Front Garden

A path leading to the front door, stoned areas and hedging.

Rear Garden

Beautiful, large rear garden with a patio seating area, a grassed area, a stoned area, flower beds, shrubs, trees, stepping stones leading to the rear of the garden, a rear access and fully enclosed border.

Garage

An up and over door and power.

Parking

One parking space in front of the garage to the rear and ample on street parking is available.



Total floor area 165.0 m² (1,776 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. Marys Road,
Ipswich

- Four good-size bedrooms
- Stunning, recently fitted kitchen/diner
- Ground floor cloakroom, two en suite & separate bathroom
- Large rear garden
- Garage & off street parking

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

£425,000



view this property online williamhbrown.co.uk/Property/IPS121493



Property Ref:
IPS121493 - 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.

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 226101



ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk