



Glenavon Road, Ipswich IP4 5PN

welcome to

Glenavon Road, Ipswich

****AUSTRALIAN ESTATE **SEMI DETACHED HOUSE **TWO RECEPTION AREAS **THREE BEDROOMS **EXCELLENT SCHOOL CATCHMENTS WITHIN WALKING DISTANCE **FIRST FLOOR BATHROOM **BAY WINDOWS TO THE FRONT **GARAGE AND OF ROAD PARKING **NO ONWARD CHAIN**



Entrance Door Into-Porch

Door into-

Hallway

- *Stairs to first floor
- *Under stairs cupboard with lighting

Living Room

- *Double glazed bay window to the front
- *Featured fire place

Dining Room

- *Double glazed French doors to the rear
- *Double glazed window to the rear
- *Featured open brick fireplace

Kitchen

- *Double glazed windows to the rear and side
- *Double glazed door to the side
- *Sink unit with mixer tap over
- *Adjoining work surface with under cupboards and drawers
- *Matching base units
- *Space for Range cooker with extractor hood over
- *Space for fridge freezer and washing machine

Landing

- *Built in storage
- *Double glazed window to the side

Bedroom One

- *Double glazed bay window to the front
- *Built in storage
- *Picture rail surround

Bedroom Two

- *Double glazed window to the rear
- *Built in storage

Bedroom Three

- *Double glazed window to the front

Family Bathroom

- *Separate shower cubical
- *Low level W/C
- *Enclosed bath
- *Vanity wash hand basin
- *Spot lights
- *Part tiled walls
- *Obscure double glazed window to the rear

Roof Storage

- *Double glazed window

Outside Front Garden

- *Enclosed by small brick wall and fencing
- *Brick paved driveway to allow off road parking
- *Gate access to rear garden

Rear Garden

- *Stunning rear garden
- *Enclosed by brick wall and fencing
- *Mature shrubs and flower borders
- *Separate featured shingled areas
- *Brick paved seating area
- *Wood storage and shed to remain

Detached Garage

- *Entrance door
- *Power and light



view this property online williamhbrown.co.uk/Property/IPW103786



welcome to

Glenavon Road, Ipswich

- EAST IPSWICH
- FAMILY HOME
- TWO RECEPTION ROOMS
- PORCH WAY
- THREE BEDROOMS

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

£340,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPW103786



Property Ref:
IPW103786 - 0005

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



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



williamhbrown.co.uk