



Hammersmith Way, IPSWICH, IP1 4DN

welcome to

Hammersmith Way, IPSWICH

This well-presented, three storey Town House benefits from four bedrooms, a lounge/diner with doors to the garden, a ground floor cloakroom, a 1st floor bathroom, a South facing rear garden and one allocated parking space. *****FREEHOLD PURCHASE*****

Agents Note:

Please note this property will be purchased as Freehold not Leasehold, please contact the branch for further details regarding this.

Entrance Hall

Carpet flooring and one radiator.

Cloakroom

Tiled effect flooring, one radiator, a corner wash hand basin and low level WC.

Lounge/Diner

Carpet flooring, double glazed window to the rear, one radiator, French doors to the rear and TV point.

Kitchen

Tiled effect flooring, one radiator, eye and base level units in cream with black marble effect worktop surfaces, double glazed window to the front, an integrated oven with gas hob and extractor hood, space for all appliances, tiled splashback and a stainless steel sink plus drainer and chrome mixer tap.

First Floor Landing

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

Master Bedroom

Carpet flooring, one radiator, a built in, sliding, mirrored wardrobe, double glazed window to the rear and TV point.

Bedroom Four

Carpet flooring, one radiator, a storage cupboard, double glazed window to the front.

Bathroom

Marble tiled effect flooring, enclosed WC, vanity sink, extractor fan, partly tiled walls and a bath with overhead shower and glass screen.

Second Floor Landing

Carpet flooring and one radiator.

Bedroom Two

Carpet flooring, one radiator, Velux windows to the rear and vaulted ceiling.

Bedroom Three

Carpet flooring, an airing cupboard, one radiator and double glazed window to the front.

Outside:

Front Garden

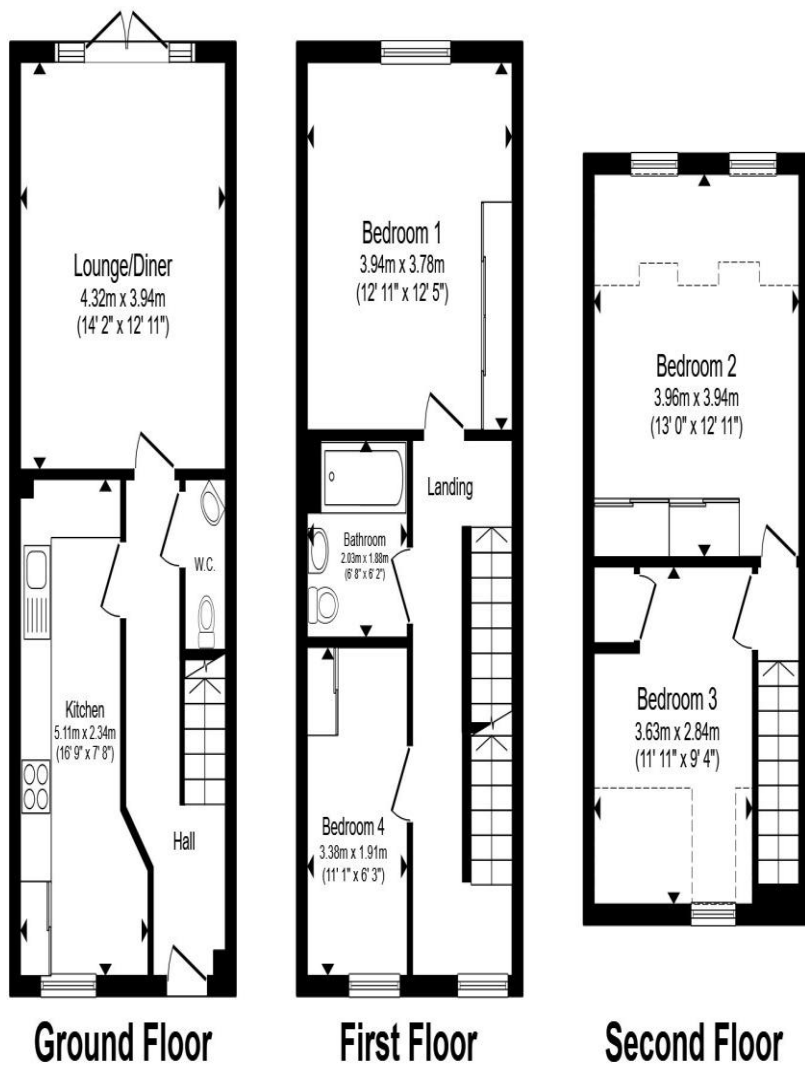
A pathway to the front door, hedging, a tree and a small grassed area.

Rear Garden

Fully enclosed, South facing rear garden with a patio seating area, a grassed area, a rear access and a shed.

Parking

Two allocated parking spaces.



Total floor area 105.2 m² (1,132 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
Hammersmith Way,
IPSWICH

- Three storey Town House *FREEHOLD*
- Four bedrooms
- Lounge/diner with French doors to the garden
- Ground floor cloakroom & 1st floor bathroom
- South facing rear garden

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of
£290,000



view this property online williamhbrown.co.uk/Property/IPS121682



Property Ref:
IPS121682 - 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.

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