



Mimas Way, Ipswich, IP1 5ET

welcome to

Mimas Way, Ipswich

This well-presented, end-terraced home was built in 2019 and benefits from two bedrooms, a lounge/diner, with doors to the garden, a ground floor cloakroom, a 1st floor bathroom, allocated parking and NO ONWARD CHAIN!!

Agents Note:

Please note there is a Management Fee of £244.17 payable every 6 months on this property.

Entrance Hall

Wood effect flooring, one radiator and stairs to the first floor.

Cloakroom

Wood effect flooring, one radiator, double glazed window to the front, low level WC, extractor fan, wash hand basin and spotlights.

Lounge/Diner

Wood effect flooring, two radiators, double glazed window to the rear, French doors to the garden, TV point, a storage cupboard and an understairs storage cupboard.

Kitchen

Wood effect flooring, one radiator, double glazed window to the front, eye and base level units in high gloss cream with wood effect worktop surfaces, a boxed in boiler, spotlights, space for a washing machine, an integrated fridge/freezer and oven with gas hob and extractor hood, a stainless steel sink plus drainer and chrome mixer tap.

First Floor Landing

Carpet flooring, one radiator and loft hatch with inbuilt loft ladder.

Master Bedroom

Double glazed window to the front, carpet flooring, one radiator and a storage cupboard.

Bedroom Two

Double glazed window to the rear, carpet flooring and one radiator.

Bathroom

Marble tiled effect flooring and walls, white heated towel rail, spotlights, extractor fan, enclosed WC, wash hand basin, shaver point and a bath with overhead shower and glass screen.

Outside:

Front Garden

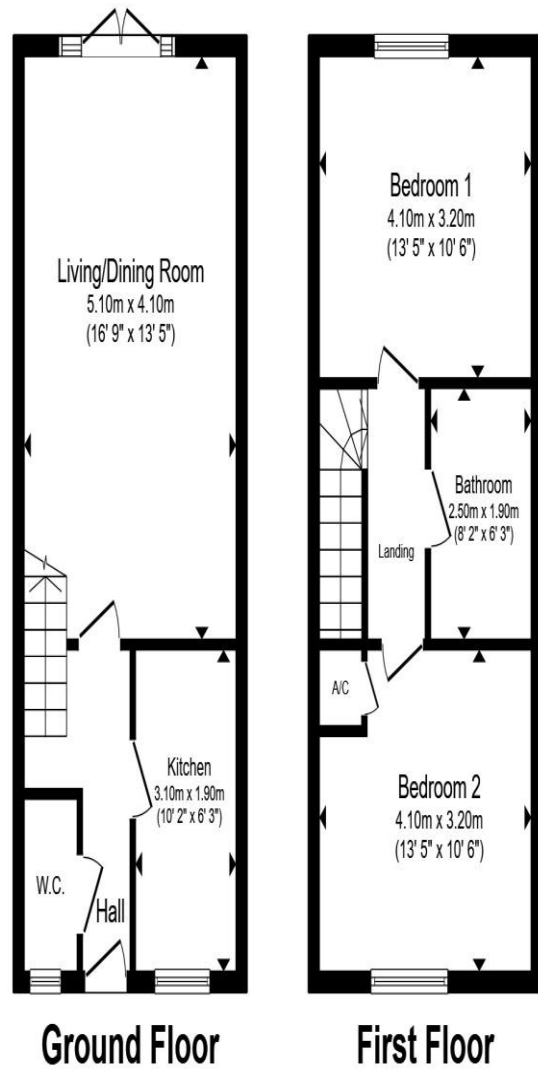
A pathway to the front door and a grassed area.

Rear Garden

A patio seating area, a pathway leading to the rear, with access to the parking, a shed, an enclosed flower bed and a fully enclosed border.

Parking

Two allocated parking spaces to the rear.



Total floor area 72.8 m² (784 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
Mimas Way,
Ipswich

- No onward chain
- Two bedrooms
- Lounge/diner, with doors to the garden
- Kitchen with integrated appliances
- Ground floor cloakroom & 1st floor bathroom

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

offers in excess of
£240,000



view this property online williamhbrown.co.uk/Property/IPS121679



Property Ref:
IPS121679 - 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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