



Cardiff Avenue, Ipswich, IP2 8QH

welcome to

Cardiff Avenue, Ipswich

This well-presented, mid-terraced home benefits from three bedrooms, a separate dining room, a 1st floor shower room with WC. a separate 1st floor cloakroom, a large rear garden and allocated parking.

Entrance Hall

Doors to the lounge and kitchen.

Lounge

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

Dining Room

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

Kitchen

Double glazed window to the rear, eye and base level units in white with wood effect worktop surfaces, tiled splashback, a storage cupboard, space for a cooker, dishwasher, washing machine and fridge/freezer, a stainless steel sink plus drainer and chrome mixer tap and a door to the rear garden.

First Floor Landing

Carpet flooring.

Master Bedroom

Wooden floorboards painted white, double glazed window to the front and one radiator.

Bedroom Two

Double glazed window to the rear, wooden floorboards and one radiator.

Bedroom Three

Double glazed window to the front, wooden floorboards and one radiator.

Cloakroom

Tiled walls, stone effect tiled flooring, low level WC and double glazed window to the rear.

Shower Room

Low level WC, pedestal wash hand basin, double glazed window to the rear, stone effect tiled flooring, a shower with glass enclosure and a white heated towel rail.

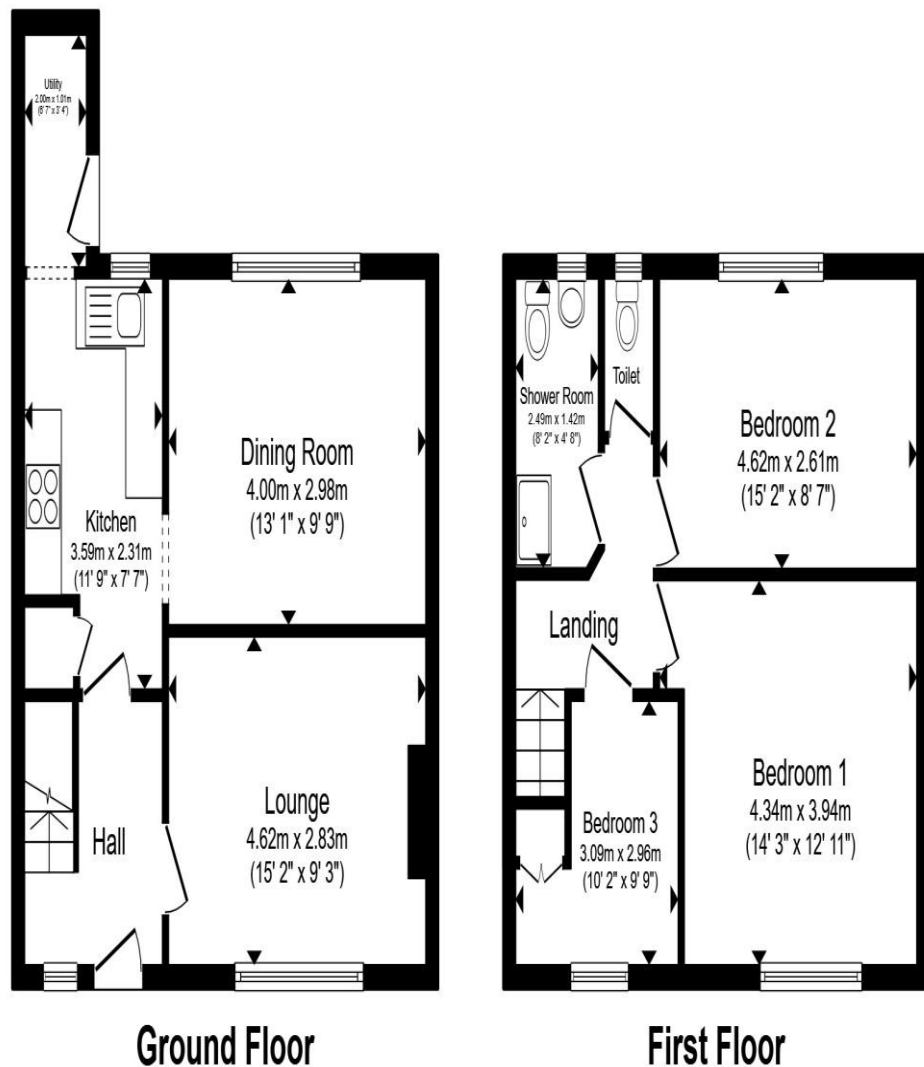
Outside:

Front Garden

A grassed area, a small paved area and a pathway leading to the front door.

Rear Garden

Large garden with a block paved area, a shed, a brick storage shed, a grassed area, a pathway leading to the rear of the garden and hedged borders.



Ground Floor

First Floor

Total floor area 79.6 m² (857 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
Cardiff Avenue,
Ipswich

- Three bedrooms
- Lounge & separate dining room
- 1st floor shower room with WC & separate cloakroom
- Large rear garden
- Allocated parking

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

£250,000



view this property online williamhbrown.co.uk/Property/IPS122006



Property Ref:
IPS122006 - 0002

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