



Kinross Road, Ipswich IP4 3PL

welcome to

Kinross Road, Ipswich

*DETACHED BUNGALOW *NO ONWARD CHAIN *NORTH EAST IPSWICH *TWO RECEPTION ROOMS *MODERN SHOWER ROOM AND KITCHEN
*TWO BEDROOMS **OFF ROAD PARKING *GARAGE *SUMMER HOUSE *VIEWINGS RECOMMENDED



We are delighted to offer this two-bedroom detached bungalow, ideally situated in the heart of northeast Ipswich and offered with no onward chain, making it an excellent opportunity for a smooth and straightforward purchase.

This well-located home benefits from being within walking distance of a variety of local shops and schools, while also being just a short distance from Ipswich Hospital, local doctor's surgeries, restaurants, and bars.

Tucked away in a quiet position, the property enjoys easy access to scenic country walks leading towards Rushmere, as well as convenient transport links to Ipswich town centre via an excellent bus route. For commuters, there is straightforward access to the A12 and A14.

The bungalow must be viewed internally to fully appreciate the additional space created by the rear extension, along with the peaceful setting it offers.

Porch

Hallway

Living Room

13' 9" x 12' 5" (4.19m x 3.78m)

Conservatory

12' 5" x 17' 1" narrowing to 13' 6" (3.78m x 5.21m
narrowing to 4.11m)

Kitchen

12' 5" x 7' 8" (3.78m x 2.34m)

Shower Room

Bedroom One

12' 4" x 11' 1" (3.76m x 3.38m)

Bedroom Two

11' 5" into bay window x 11' (3.48m into bay window x
3.35m)

External Details



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Kinross Road, Ipswich

- NORTH EAST IPSWICH
- NO ONWARD CHAIN
- OFF ROAD PARKING AND GARAGE
- LIVING ROOM
- TWO DOUBLE BEDROOMS

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

offers in excess of

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW103851 - 0009

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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