



Holcombe Crescent, Ipswich, IP2 9QJ

welcome to

Holcombe Crescent, Ipswich

This well-presented, semi-detached bungalow benefits from three bedrooms, a conservatory, a garage and off street parking. NO ONWARD CHAIN!!

Agents Note:

Please note this property is of non-standard construction - steel frame.

Entrance Porch

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

Entrance Hall

Carpet flooring, single glazed window to the side, one radiator and a storage cupboard.

Lounge

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

Kitchen

Wood effect flooring, one radiator, double glazed window to the rear, a sink plus drainer and coloured mixer tap, space for a washing machine and fridge, an integrated oven with hob, an integrated microwave, eye and base level units and tiled splashback.

Conservatory

Carpet flooring, double glazed windows to the rear and side and French doors to the garden.

Master Bedroom

Carpet flooring, double glazed window to the front, one radiator and two built in wardrobes.

Bedroom Two

Carpet flooring, double glazed sliding doors to the rear and one radiator.

Bedroom Three

Carpet flooring, double glazed window to the side, one radiator and a built in wardrobe.

Bathroom

Carpet flooring, one radiator, two double glazed windows to the rear, tiled walls, vanity sink, low level WC, a bath with shower attachment and a loft hatch (the loft houses a new gas boiler, less than 6 months old).

Outside:

Front Garden

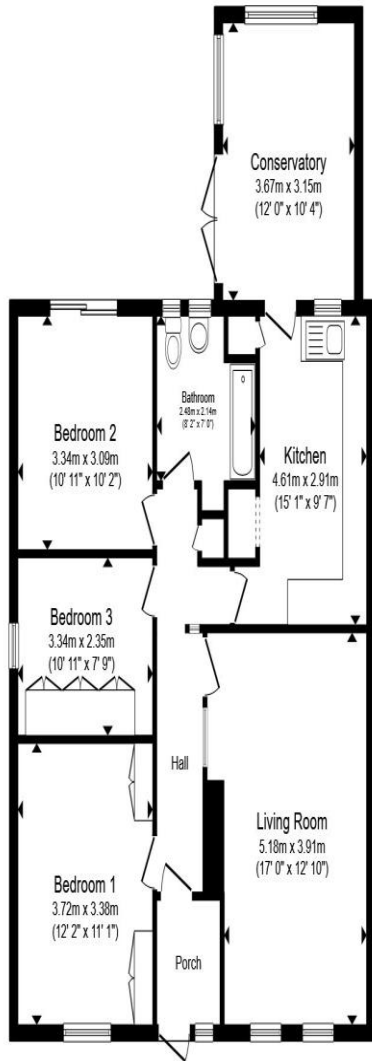
Driveway providing off street parking for 3 vehicles, a side access leading to the garage, hedging and a grassed area.

Rear Garden

A patio seating area, a brick contained pond, a grassed area, flower beds, trees, shrubs, a side gate and access to the garage.

Garage

An up and over door, power and a single glazed window to the side.



Total floor area 94.6 m² (1,018 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
Holcombe Crescent,
Ipswich

- No onward chain
- Three bedrooms
- Conservatory
- Garage & off street parking
- Large rear garden

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

offers in excess of
£230,000



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Property Ref:
IPS121716 - 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.

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