



Halton Crescent, Ipswich, IP3 9RL

welcome to

Halton Crescent, Ipswich

This well-presented, two bedroom, semi-detached home is situated in a quiet Close, on a corner plot and benefits from a kitchen/breakfast room, a ground floor cloakroom, a 1st floor bathroom, a garage, off street parking and has great potential for extension (STPP).



Auctioneer's Comments

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Entrance Hall

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

Cloakroom

Low level WC, vanity sink, tiled flooring and double glazed window to the front.

Lounge

13' 5" x 12' 6" (4.09m x 3.81m)
Double glazed window to the rear, wood effect flooring, one radiator, an understairs storage cupboard and TV point.

Kitchen/Breakfast Room

13' 4" x 9' 5" (4.06m x 2.87m)
Two double glazed windows to the side, a door leading to the garden, one radiator, tiled flooring, eye and base level units in white with stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, space for appliances, partially tiled walls and tiled splashback.

First Floor Landing

Two double glazed windows to the front, an airing cupboard, wood effect flooring and loft hatch.

Bathroom

9' 8" x 8' (2.95m x 2.44m)
Low level WC, pedestal wash hand basin, a bath, a shower with glass enclosure, one radiator, tiled effect flooring, partially tiled walls, extractor fan and double glazed window to the front.

Master Bedroom

10' 8" x 12' 5" (3.25m x 3.78m)
Double glazed window to the rear, wood effect flooring, one radiator and a full wall of built in sliding mirrored wardrobes.

Bedroom Two

10' 6" x 9' 5" (3.20m x 2.87m)
Double glazed window to the rear, wood effect flooring, one radiator and a built in wardrobe.

Outside:

Front Garden

A wraparound plot with a driveway, providing off street parking, a side access leading to the rear garden, a large lawned area, enclosed hedging, two separate gates and a pathway leading to the front door.

Rear Garden

Corner plot garden with access to the garage, a lawned area, a patio area, fully enclosed border, an outside tap, raised flower beds and a hard standing seating area.

Garage

Used for storage with a side door.



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Halton Crescent, Ipswich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Large corner plot property

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

guide price

£155,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPS120293 - 0006

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