



Vale View Road, Sproughton, Ipswich, IP8 3FS

welcome to

Vale View Road, Sproughton, Ipswich

This well-presented, ground floor flat is located close to Ipswich Town Centre and benefits from two bedrooms, an open plan kitchen/diner/lounge with Juliet balcony and one allocated parking space.

Agents Notes:

*The Land Registry title has yet to be updated with the current vendor's details. Please ask the branch for more details.

*£1465 per annum Service Charge (including Ground Rent) paid to Norwich Residential Management.

Entrance Hall

A fitted mat, an airing cupboard housing the boiler, wood effect flooring, one radiator and double glazed window to the rear.

Kitchen/Diner/Lounge

Double glazed windows to the side and rear, French doors to the Juliet balcony to the front, wood effect flooring, two radiators, TV point, eye and base level units in grey with wood effect worktop surfaces, an integrated fridge/freezer, washing machine and dishwasher, an integrated oven with gas hob and extractor hood, a one and a half bowl sink plus drainer and chrome mixer tap.

Master Bedroom

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

Bedroom Two

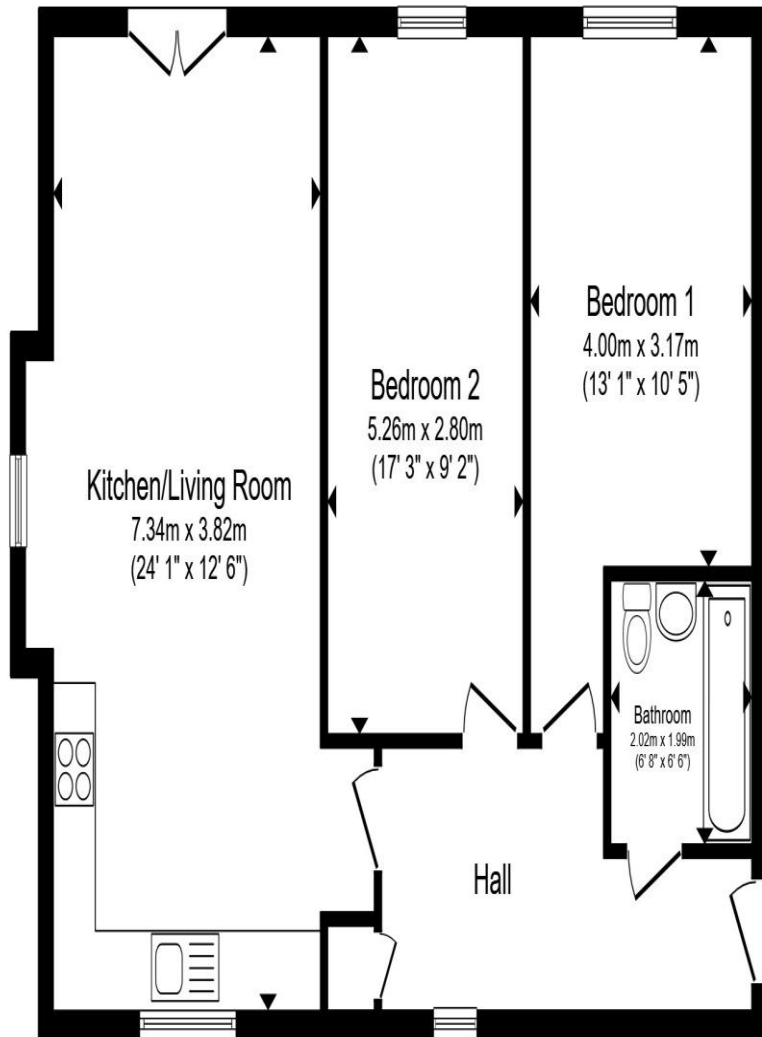
Double glazed window to the front, carpet flooring, and one radiator.

Bathroom

Tiled effect flooring, one radiator, partially tiled walls, low level WC, wash hand basin, extractor fan, spotlights, a bath with overhead shower and sliding glass screen.

Parking

One allocated parking space.



Total floor area 74.2 m² (799 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
Vale View Road,
Sproughton, Ipswich

- Discounted Market Value Scheme
- Open plan kitchen/diner/lounge
- Juliet balcony
- One allocated parking space
- Close to local amenities

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

offers in excess of
£175,000



view this property online williamhbrown.co.uk/Property/IPS121484



Property Ref:
IPS121484 - 0006

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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