



Defoe Road, Ipswich, IP1 6SL

welcome to

Defoe Road, Ipswich

This top floor flat is in great condition and benefits from two large, double bedrooms, a separate lounge & kitchen, residents parking and low Service Charge and Ground Rent. NO ONWARD CHAIN!

Entrance Hall

Carpet flooring, a storage cupboard and one radiator.

Lounge

Double glazed window to the front, carpet flooring, one radiator, a feature brick fireplace with stone base and TV point.

Kitchen

Double glazed window to the front, eye and base level units in wood with wood effect worktop surfaces, a fitted boiler, a stainless steel sink plus drainer and chrome taps, tiled splashback, tiled flooring, space for appliances and one radiator.

Master Bedroom

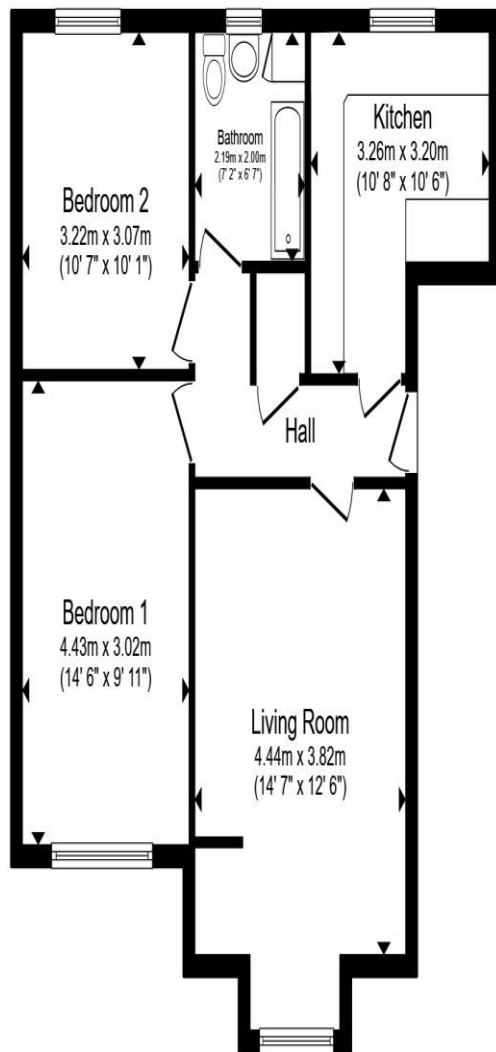
Double glazed window to the front, carpet flooring and one radiator.

Bedroom Two

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

Bathroom

Low level WC, pedestal wash hand basin, a bath with overhead shower, a storage cupboard, one radiator, tiled flooring and double glazed window.



Total floor area 62.3 m² (670 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 Defoe Road, Ipswich

- No onward chain
- Two large, double bedrooms
- Low Service Charge & Ground Rent
- Separate lounge & kitchen
- Residents parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 700.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 May 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



view this property online williamhbrown.co.uk/Property/IPS121352



Property Ref:

IPS121352 - 0004

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