

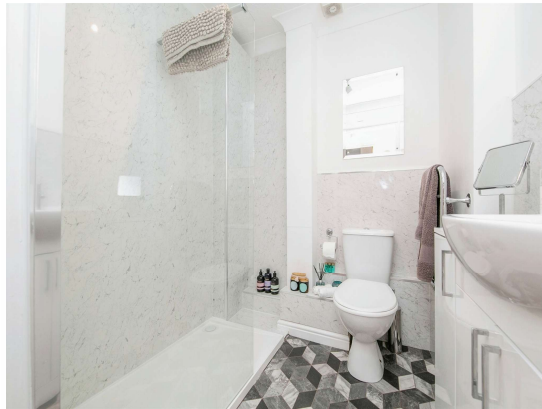


St John's Court Sunfield Close, Ipswich IP4 5JS

welcome to

St John's Court Sunfield Close, Ipswich

Situated in a quiet location, this two-bedroom retirement flat has been really looked after and has the security of a warden control. Easy access and within walking distance to doctors' surgery, Ipswich hospital and local shops. Bus routes in and out of town and easy access to A12 & A14.



Entrance Door Into:

Hallway

Security entry phone, access to loft via pull down ladder, built-in storage cupboard, built-in airing cupboard and door through to:

Lounge

10' 1" x 13' 9" (3.07m x 4.19m)

Double glazed window to the front of the property and a arch way through to:

Kitchen

7' 4" x 6' (2.24m x 1.83m)

Single sink unit with tap over, adjoining work surface with under cupboards and drawers and matching wall mounted units, Built-in electric oven and hob, with space for fridge freezer and washing machine. Tiled splashbacks and a double-glazed window to the front.

Shower Room

Three-piece suite comprising of low-level W/C, vanity wash hand basin, walk-in double shower cubicle, heated towel rail and extractor fan.

Bedroom One

10' 2" Min x 9' 4" (3.10m Min x 2.84m)

Double glazed square window to the side of the property and built-in triple wardrobes.

Bedroom Two

6' 8" x 8' 8" (2.03m x 2.64m)

Double glazed window to the side of the property.

Communal Gardens

To both the front and rear of the property, maintained by the management company. There is also a communal lounge and laundry room.



view this property online williamhbrown.co.uk/Property/IPW103324



welcome to

St John's Court Sunfield Close, Ipswich

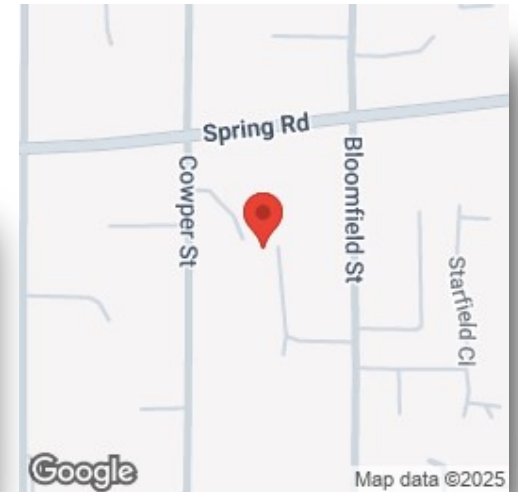
- East Ipswich
- Stunning Decor
- Walking distance to local amenities
- Two bedrooms
- Water and ground rent included in the service charge

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£135,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPW103324



Property Ref:
IPW103324 - 0014

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 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk