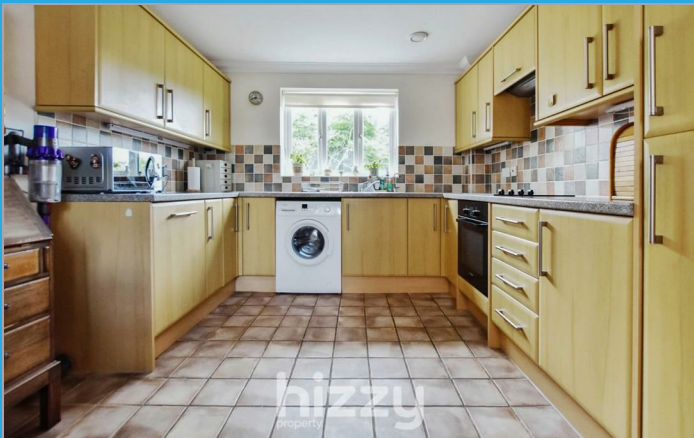




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21c St. Johns Court Sunfield Close, Ipswich, IP4 5JS

Guide price £190,000

- Two Bedrooms
- Kitchen/Diner
- Built In Storage Cupboard
- Electric Underfloor Heating
- Living Room
- Wet Room
- Double Glazing
- Communal Parking

About the property

A smartly presented 2 bedroom bungalow located on the East side of Ipswich within an OVER 55'S development. The accommodation includes a spacious kitchen/diner, light & bright living room, 2 bedrooms and a neat wet room. There is underfloor heating throughout and there have been new carpets laid in the last 6 months. The location benefits from easy access to local bus routes and there are many amenities close by.

Outside

The communal gardens are well tended with lawned areas & shrub/flower beds. There is ample off road parking (on a first come first served basis).

Useful info

The property has mains water, drainage & electricity connected. The council tax band is B with the local authority being Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich IP1 2DE. Broadband ultrafast speed up to 1000Mbps and Three, Vodafone, EE and O2 mobile phone coverage outdoors, source Ofcom. The What3words location is ///crops.ready.aware. Current service charge is £274.07 per calendar month. The lease is 99 years from 3rd June 2011





Ground Floor

Approx. 58.0 sq. metres (624.8 sq. feet)



Total area: approx. 58.0 sq. metres (624.8 sq. feet)

The floor plan is intended as a guide only.
Plan produced using PlanUp.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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