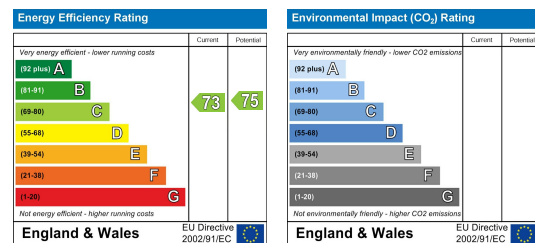


Total Area: 43.6 m<sup>2</sup> ... 470 ft<sup>2</sup>



## 27 Woodhouse Square, Ipswich IP4 1NE

£110,000

A ONE BEDROOM GROUND FLOOR FLAT situated close to town, university and marina. The property benefits from your own front door into the entrance hall and has a kitchen, bathroom, lounge, double bedroom, double glazed windows, gas central heating, communal gardens, brick built shed and off road permit parking is available. An ideal 1st purchase or an investment opportunity.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## 27 Woodhouse Square, Ipswich, IP4 1NE

### Door to...

#### ENTRANCE HALL:

Cupboard, radiator and doors off

#### LOUNGE: 11'6 x 12 (3.51m x 3.66m)

Double glazed bay window to front and a radiator.

#### KITCHEN: 8'7 x 8'8 (2.62m x 2.64m)

Double glazed window to front and side. Range of wall and base units, drawers, worktops, sink and drainer. Space for appliances.

#### BEDROOM : 11'6 x 10'4 (3.51m x 3.15m)

Double glazed bay window to rear, cupboard and a radiator.

#### BATHROOM:

Double glazed window to side. Open shower, W.C, hand wash basin and a radiator.

#### OUTSIDE:

There is a communal area and brick shed. Permit parking available.

#### USEFUL INFORMATION LEASEHOLD:

The vendors have informed us that the council tax band is A. Ground is £10 per year, Service charge was £313 for year ending March 2023 and length of lease is 125 years from March 1996

#### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

