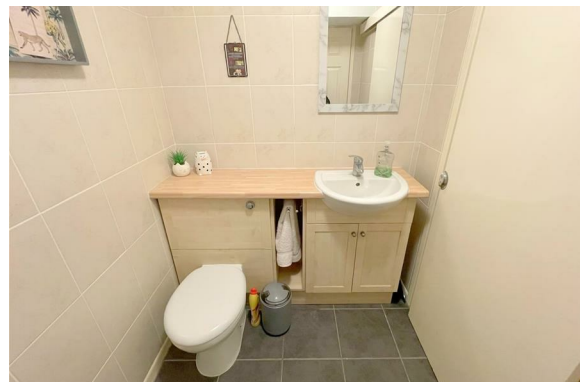




Sproughton Court, Ipswich,
£180,000

- SPROUGHTON VILLAGE
- SELF CONTAINED MAISONETTE
 - TWO BEDROOMS
 - END TERRACE
 - CLOAKROOM
 - KITCHEN/DINER
- FOUR PIECE FAMILY BATHROOM (WITH SHOWER)
 - GARAGE
- OPEN VIEWS TO REAR
- CHAIN FREE



CHAIN FREE: A great opportunity to acquire this deceptively spacious two bedroom self contained duplex maisonette located on this popular development in well tended grounds in the lovely village of Sproughton.

PROPERTY:
 Situated in the desirable Sproughton Court development on the western side of Ipswich is this two bedroom self contained duplex style maisonette. This deceptively spacious property is set out over three floors with the main accommodation being on the first and second floors. The property boasts many modern features with double glazing , gas central heating to radiators , cloakroom and larger than average living areas. The accommodation comprises:- entrance hall/lobby, first floor landing, living room (with views) , generous kitchen/diner, cloakroom and access to the second floor. The second floor has two double bedrooms with built in wardrobes and a family four piece bathroom. Outside the grounds are well tended, permit parking and a garage in the adjacent block.

Council Tax: Band A
 Babergh

LOCATION:

Sproughton itself lies just to the west of the county town of Ipswich with its many amenities and facilities including a good selection of highly regarded schools. The A12 and A14 trunk roads are within a short distance providing a fast access to the London and the Midlands. In addition Ipswich benefits from a main line rail link of approximately 1 hour 10 minutes into London's Liverpool Street.

ENTRANCE LOBBY/HALL:

Double glazed entrance door to:- radiator, staircase to first floor landing and wood laminate flooring.

FIRST FLOOR LANDING:

Radiator, double glazed window to side elevation, wall mounted thermostat, built in storage cupboard, built in cloaks cupboard and staircase to second floor landing.

LIVING ROOM:

14'1 x 11'1 (4.29m x 3.38m)

Radiator, double glazed picture window to rear elevation with views and further double glazed window to rear.

CLOAKROOM:

6'4 x 5'0 (1.93m x 1.52m)

Low level WC, wash hand basin inset to vanity unit, tiled walls, tiled flooring, door to utility cupboard with plumbing for washing machine.

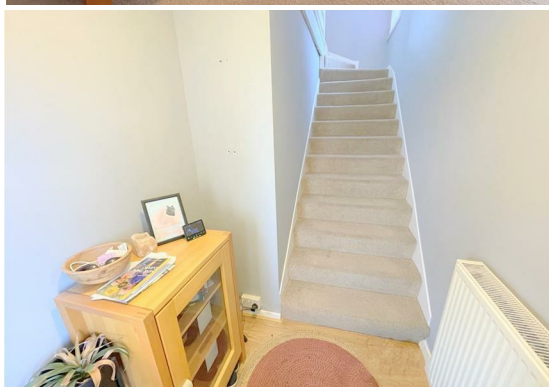
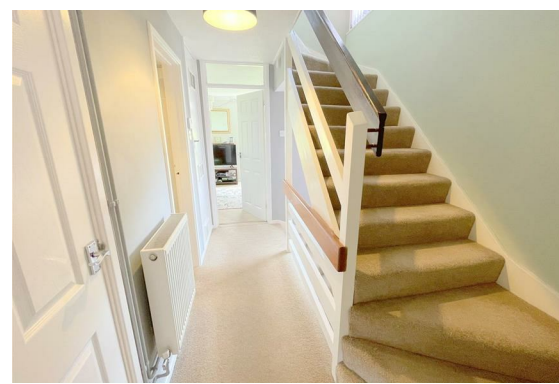
KITCHEN/DINER

14'2 x 14'1 (4.32m x 4.29m)

Double glazed picture window to front elevation, further double glazed window to front elevation, radiator, extractor fan, stainless steel inset sink unit with mixer tap and cupboards under, a range of floor standing cupboard drawers and units with adjacent work tops, wall mounted matching cupboards with courtesy lighting, four ring ceramic hob with electric oven and grill under, integrated dishwasher, space for fridge freezer, wine rack and wood laminate floor.

SECOND FLOOR LANDING:

Access to loft space, radiator and double glazed window to side elevation.



BEDROOM ONE:

14'0" x 10'11" (4.27m x 3.33m)

Double glazed picture window to rear elevation, further double glazed window to rear, radiator and built in wardrobes.

BEDROOM TWO:

14'1" x 11'2" (4.29m x 3.40m)

Double glazed picture window to front elevation, further double glazed window to front, radiator and built in wardrobe cupboards.

BATHROOM/WC/Shower:

6'0" x 6'0" (1.83m x 1.83m)

Extractor fan, low level WC, pedestal wash hand basin, panel bath with with hand grips, heated towel radiator and built in shower cubicle with shower unit and folding screen door.

OUTSIDE:

There are lovely well tended grounds with trees and lawned areas whilst permit parking is featured and included within the service charge.

GARAGE:

18'1" x 8'0" (5.51m x 2.44m)

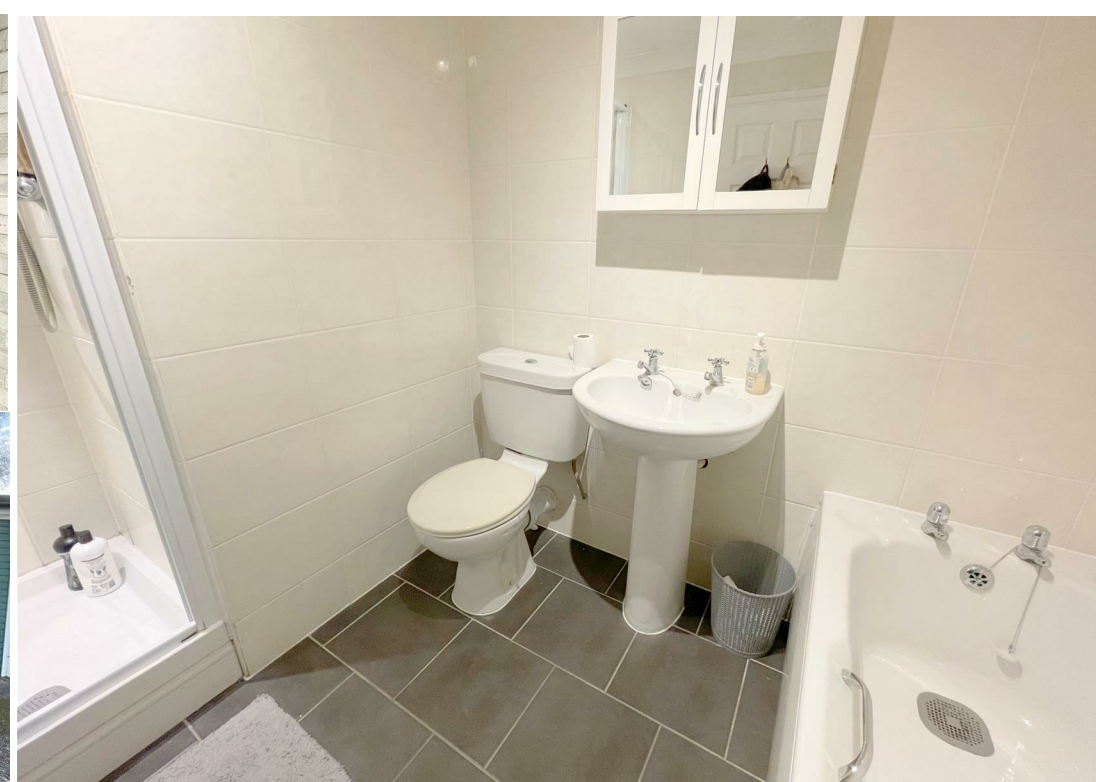
In adjacent block with up and over door.

SERVICE CHARGES & LEASE:

The service charge is approximately £103 per month (£1,236 per annum) (includes ground rent)

Lease length 125 years

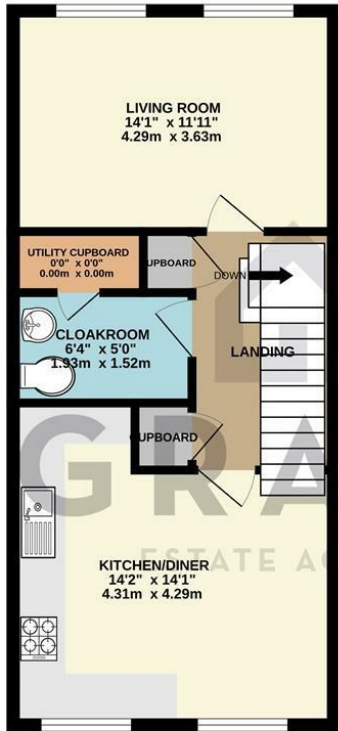
lease left: 108 years



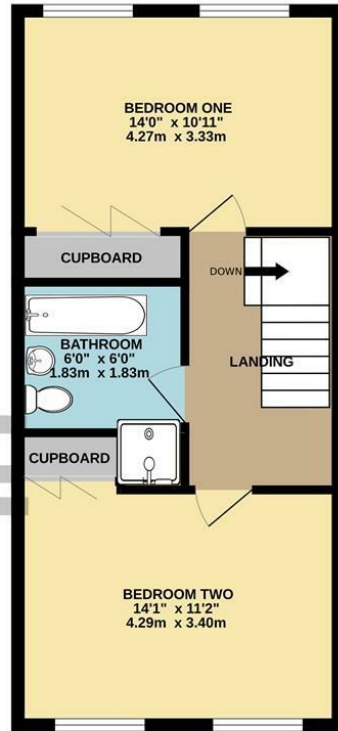
ENTRANCE FLOOR
62 sq.ft. (5.7 sq.m.) approx.



GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.

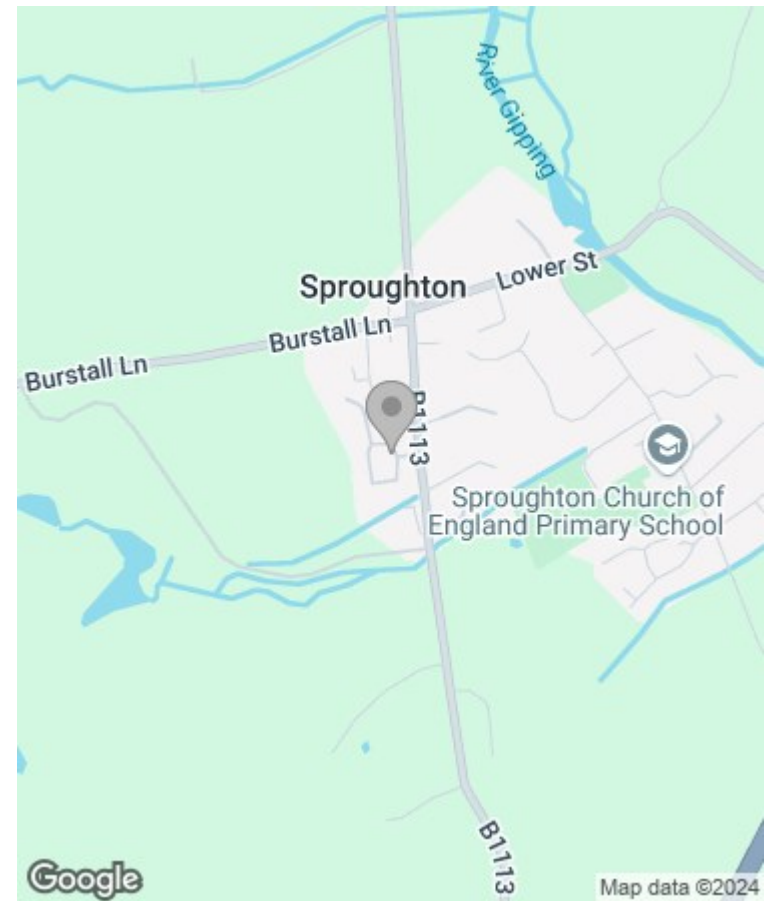


1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
		57	79
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	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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