

Arcade Street, Ipswich,
£160,000

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- Two Bedroom, Duplex Apartment
- Town Centre Location
- Two Double Bedrooms
- Bathroom with Shower Cubicle
- Modernised and Presented Well
- Open Plan Lounge/Dining/Kitchen Area
- Private, Self-Contained Entrance
- Victorian Grade II Listed Building
- Electric Heaters
- Plethora of Local and Mainstream Amenities Nearby



GUIDE PRICE: £160,000 TO £170,000: GRACE ESTATE AGENTS are pleased to be offering this Elegant Duplex Apartment situated in the Town Centre. Offering Two Bedrooms, this property brings comfort and convenience, and is ideally situated only a few steps from the Cornhill, Town Hall, Shops and Restaurants.

PROPERTY
GUIDE PRICE: £160,000 TO £170,000: A Substantial Victorian-Style, Duplex Apartment in the Town Centre. The property is Self-Contained, with its own Staircase up to the Accommodation. There are Two Double Bedrooms, One Bathroom with a Shower Cubicle. The Kitchen/Diner/Lounge Area is spacious with lots of Natural Light from the leaded Bay Window. There are currently tenants in situ but they are due to vacate by June 2025.

LOCATION
Located behind the Cornhill and Town Hall, this property offers extremely easy access to shops, restaurants, Tower Ramparts Bus Station and other local amenities.

ENTRANCE HALL
Self-Contained with Private Staircase up to the Apartment

LANDING
With Stairs to Second Floor

BEDROOM ONE
14'2" x 11'3"
Double Bedroom with Bay Window & Under-Window Seat.
Electric Heaters

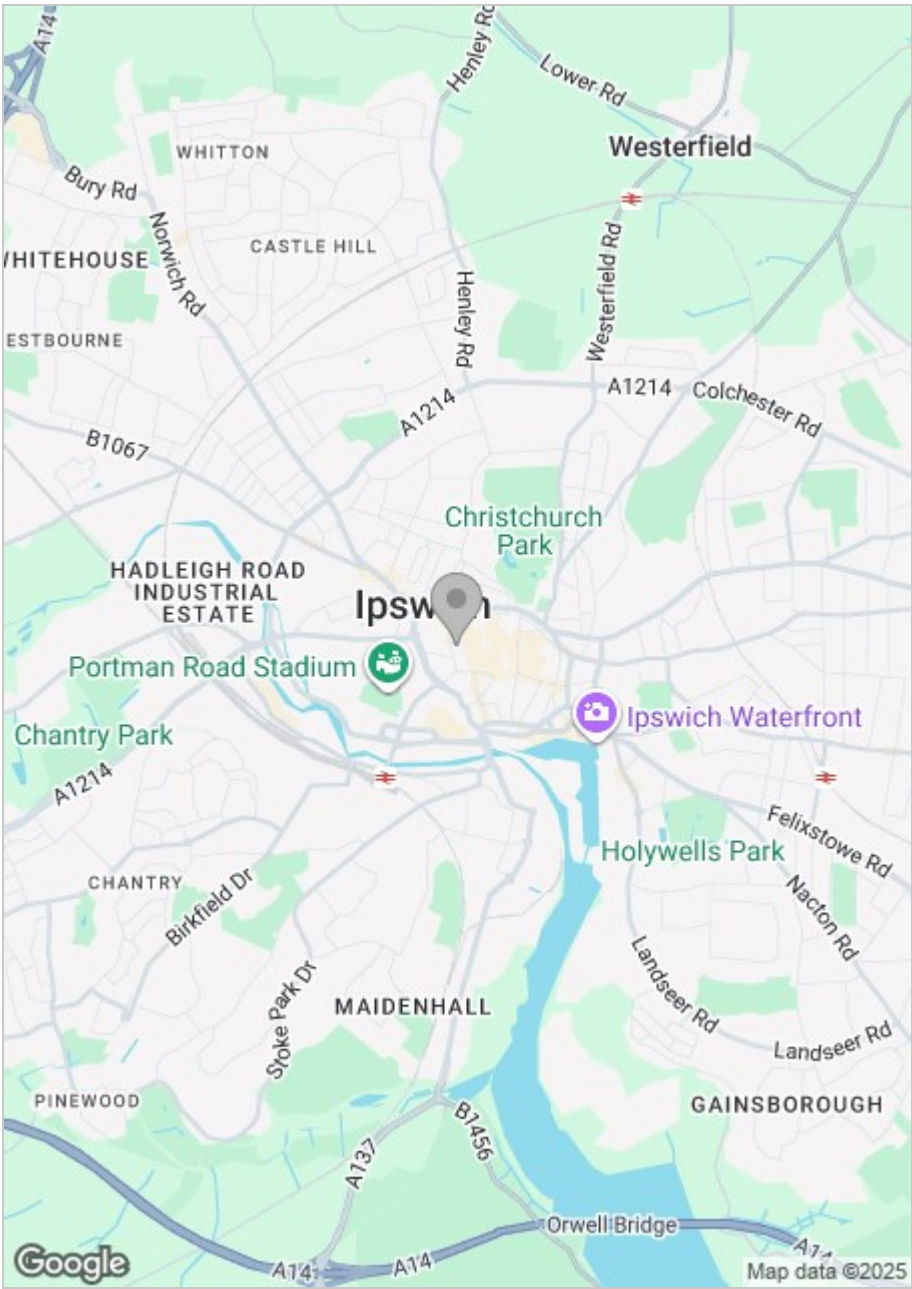
BEDROOM TWO
10'0" x 8'0"
Electric Heaters

LIVING/DINING
12'11" x 12'11"
Electric Heaters, Large Leaded Window, leading into Kitchen

KITCHEN
8'11" x 8'0"
Modern Fitted Units (Wall and Floor Units), Montpelier Oven and 4-Ring Hob, Built-In Fridge/Freezer and Washer/Dryer, Built-In cupboard with Hot Water Tank.

BATHROOM
Tiled Shower Cubicle, Hand Basin with Cupboard Underneath, Low-Level WC, Heated Towel Rail



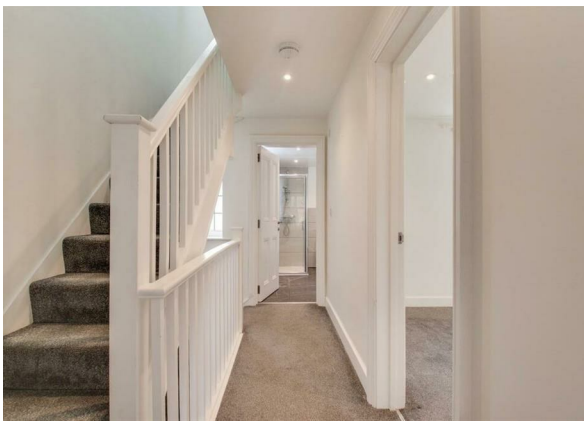


Viewing

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.

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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



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