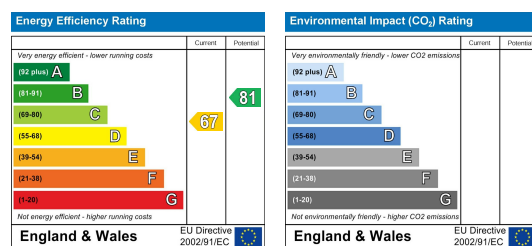


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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44 Celestion Drive, Ipswich, IP3 8GF

£140,000

Located to the East side of Ipswich, this two bedroom apartment is offered with no onward chain. The property benefits from master bedroom with en-suite, open plan living / kitchen, bathroom, electric heating and allocated parking.



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

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## 44 Celestion Drive, Ipswich, IP3 8GF

### IPSWICH:

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

### ENTRANCE HALL:

Front door to hallway, electric radiator with doors to...

### OPEN PLAN LIVING ROOM/KITCHEN AREA: 20'11" x 12'2" (6.39 x 3.72)

Double glazed door to rear, no balcony, two electric radiators.

### KITCHEN:

Wall and base units, integrated oven, extractor over hob, worktops with splash-back tiles, space for appliances, spotlights

### BEDROOM 1: 11'11" x 11'3" (3.65 x 3.43)

Double glazed window to rear, electric radiator, door to ensuite.

### EN-SUITE:

Shower cubicle, hand basin with vanity unit under, low-level WC.

### BEDROOM 2: 11'3" x 7'2" (3.44 x 2.19)

Double glazed window to front, electric radiator

### BATHROOM: 6'9" x 5'9" (2.07 x 1.77)

Panelled bath with mixer tap to shower head, low level WC, hand wash basin, wall mounted towel radiator.

### P&H Estates

P&H Estates is recognized for its deep understanding of the local property market, its professional yet friendly service, and its commitment to achieving the best outcomes for its clients.

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