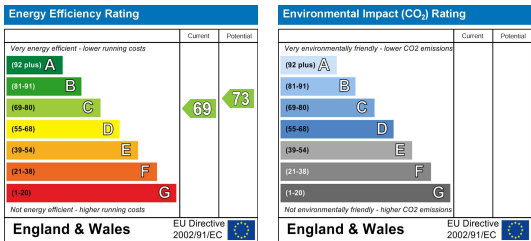


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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THE PROPERTY MISDESCRIPTIONS ACT 1991

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26 Gippeswyk Avenue, Ipswich, IP2 9AD **£135,000**

OFFERED FOR SALE WITH NO ONWARD CHAIN this 2 bedroom GROUND FLOOR FLAT is located close to the Town Centre and Ipswich train station and overlooks Gippeswyk Park. Accommodation includes recently fitted kitchen, bathroom, off road parking and communal gardens. The property has been recently decorated and has 959 years remaining on the lease. Ideal First Time Buy or Investment.



26 Gippeswyk Avenue, Ipswich, IP2 9AD

IPSWICH:

The town of Ipswich offers a range of amenities including schools, university, independent and high street shops, hospital, theatres & cinemas, vast selection of restaurants & bars, beautiful parks such as the historic Christchurch Park and the popular Orwell Country Park as well as many more recreational and educational facilities. The town centre homes the mainline railway station which provides direct links to London Liverpool Street and where you can also find the beautiful Ipswich Marina which has undergone extensive redevelopment over the years to create a wonderful vibrant waterfront which is lined with restaurants, cafes, galleries, and shops.

This spacious property is situated in a purpose built block and benefits from off road parking and communal gardens.

ENTRANCE DOOR TO:

ENTRANCE HALLWAY:

Door to.....

INNER HALLWAY:

Storage cupboard, radiator and doors to....

BEDROOM 1: 14'3" x 9'5" (4.361 x 2.894)

Double glazed bay window to front and radiator.

BEDROOM 2: 10'10" x 9'9" (3.30m x 2.97m)

Double glazed window to front and radiator.

BATHROOM:

Double glazed window to side, bath with shower attachment, low level W/C and pedestal wash hand basin. Radiator.

LIVING ROOM: 19'4"" x 8'8"" (5.906" x 2.664")

Window to rear, radiator, feature fireplace and door to....

KITCHEN: 7'10" x 7'5" (2.403 x 2.275)

Double glazed window to rear, range of wall and base units with work surfaces over and tiled splash backs. Wall mounted boiler and space for appliances.

OUTSIDE:

There is off road parking and communal gardens.

P&H ESTATES

Call 01473 353287

