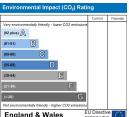


hilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction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

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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14 Goldcrest Road, Ipswich, IP2 0SF

£115,000

One bed ground floor floor aprtment in South West Ipswich in. The property includes Entrance hall, lounge, kitchen, bathroom, gas heating, double glazing. The property has a shared garden to the rear, kitchen and bathroom.









14 Goldcrest Road, Ipswich, IP2 0SF

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 HALLWAY:

Storage cupboard, doors to ...

LIVING ROOM: 11'8" x 10'4" (3.56 x 3.17)

Double glazed bay window to front radiator.

KITCHEN: 8'11" 7'1" (2.74 2.16)

Double glazed window to front, wall and base units, sink and drainer, space for appliances.

BATHROOM:

Panneled bath, low level Wc, hand wash basin.

BEDROOM: 11'8" x 10'5" (3.57 x 3.18)

Double glazed bay window to rear and radiator.

AGENTS NOTES

Pictures taken from when let to current tennants.

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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