



Connells

Tye Road
Ipswich



Property Description

Two Bedroom Ground Floor Apartment located close to Ipswich Waterfront which offers a wide range of Restaurants, Bars and Cafes and also home to the Suffolk New College. The Property further benefits from Two Double Bedrooms, Lounge, Kitchen/Diner, Residential and visitor Permit Parking and has the added bonus of being offered with No Onward Chain.

An internal viewing is highly recommended to appreciate the style and size of the accommodation on offer.

Ipswich which is the county town of Suffolk has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also offers a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

Communal Entrance Hall

Access via security entrance door with door giving access to:

Entrance Hall

Security entrance phone, smooth ceiling, airing/storage cupboard and door giving access to:

Lounge

14' 5" x 9' 9" (4.39m x 2.97m)

Double glazed window to the rear, smooth ceiling and access to:

Kitchen/ Diner

12' 8" x 9' (3.86m x 2.74m)

Double glazed door giving access to the rear and double glazed window to the rear. Built in oven, built in hob with filter hood over, space for fridge/freezer, space and plumbing for washing machine, plinth heater.. One and half bowl sink with mixer tap inset into a roll edge work surface with cupboards and drawers

under and matching above and tiled splash backs.

Bedroom One

12' Max x 10' (3.66m Max x 3.05m)

Double glazed window to the front, smooth covered ceiling and smart panel radiator.

Bedroom Two

14' Max x 8' (4.27m Max x 2.44m)

Double glazed window to the front, smooth covered ceiling with inset spotlighting and electric panel radiator.

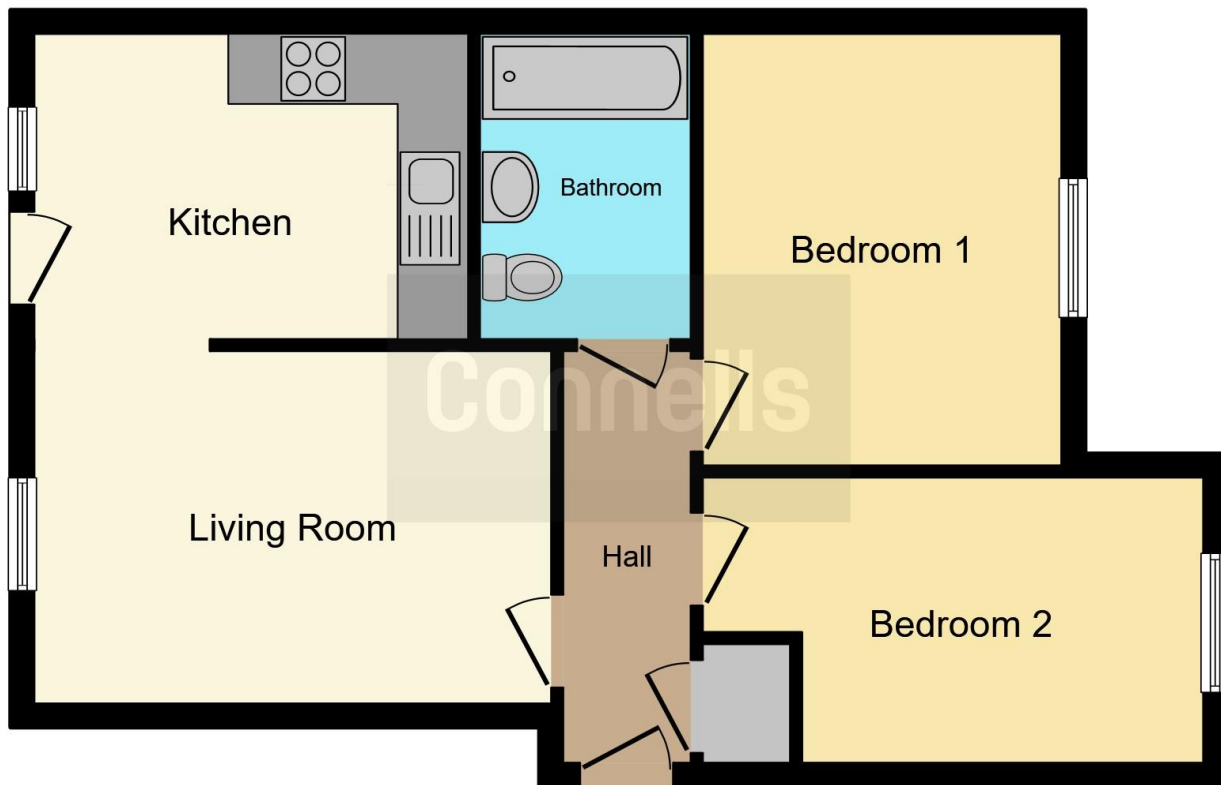
Bathroom

Shaped and panel bath with mixer tap with independent shower over. Wash hand basin with mixer tap, enclosed wc, part tiled walls and smooth ceiling with extractor fan convector heater.

Outside

There is a communal garden and private patio area and has resident and visitor permit parking.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/ICH310377

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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