

for sale

**£125,000** Leasehold



## Reading Road Ipswich IP4 4NP

Connells are pleased to offer this Two Bedroom first floor Maisonette property located to the popular East side of Ipswich being offered with no onward chain and further benefits from having good access to local amenities, schools, hospital, A 14/12 trunk roads and has access to a communal garden.

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# Property Details

## Entrance Hall

Access via upvc double glazed entrance door, radiator and stairs rising to the first floor.

## First Floor Landing

Smooth ceiling giving loft access and doors giving access to:

## Lounge 12' 2" x 10' ( 3.71m x 3.05m )

Upvc double glazed window to rear, smooth ceiling, radiator and door giving access to:

## Kitchen 6' 4" x 6' 4" ( 1.93m x 1.93m )

Upvc double glazed window to side, space and plumbing for washing machine, 1 1/2 bowl sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above, built in oven, built in hob, tiled splash backs, tiled effect vinyl flooring and access to:

## Inner Lobby

Cupboard housing wall mounted boiler, tiled effect vinyl flooring and doors giving access to:

## Bathroom

Upvc double glazed window to rear, shaped and panel bath with mixer tap and independent shower over, low level w/c, tiled effect vinyl flooring, pedestal wash hand basin with mixer tap, part tiled walls, radiator and smooth ceiling giving loft access.

## Bedroom One 12' max x 11' 6" ( 3.66m max x 3.51m )

Upvc double glazed window to front, smooth ceiling, built in cupboard and radiator.

## Bedroom Two 8' 10" x 7' 10" ( 2.69m x 2.39m )

Upvc double glazed window to side, radiator and smooth ceiling.

## Outside

There is a shared communal garden which is laid to lawn.





To view this property please contact Connells on

**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
IPSWICH IP1 1QT

**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: ICH311089 - 0007

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for these such as Leasehold fees.

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.

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