



Connells

Flat A Clarkson Street
Ipswich



Property Description

Located to the edge of the town centre and close to many local amenities you will find this tastefully presented split level apartment which comprises of two floors offering a kitchen and shower room on the first level and a separate lounge with balcony, two double bedrooms on the second level and being offered with the benefit of NO ONWARD CHAIN. An internal viewing is highly recommended on this property.

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

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Communal Entrance

Accessed via communal entrance door and doors giving access too:

Lobby

Stairs rising to the first floor.

First Floor Landing

Upvc double glazed window to rear, smooth ceiling with inset spot lighting, radiator, stairs rising to the second floor and access too:

Kitchen

11' x 6' 10" (3.35m x 2.08m)

Upvc double glazed window to rear, space and plumbing for washing machine, built in bosch oven, built in belling hob with extractor hood over, built in fridge freezer, smooth ceiling with spotlighting, wood effect vinyl flooring, 1/1/2 bowl sink with mixer tap inset in

a roll edge work top with cupboards and drawers under and matching above and door giving access too:

Inner Hall

Wood effect vinyl flooring, smooth ceiling, wall mounted boiler and doors giving access too:

Shower Room

7' 10" x 5' 10" (2.39m x 1.78m)
Upvc double glazed window to rear, heated towel rail, low level w/c, wood effect vinyl flooring, fully tiled shower cubicle with independent shower over, floating wash hand basin with mixer tap and smooth ceiling with inset spotlighting.

Second Floor Landing

Smooth ceiling, secure entry phone and doors giving access too:

Lounge

14' 5" x 13' (4.39m x 3.96m)
Upvc double glazed Georgian style window to front, smooth ceiling with inset spotlighting, panel walls, radiator, tv point and double glazed patio doors giving access to the balcony.

Balcony

13' x 10' 7" (3.96m x 3.23m)
Decked parquet style flooring and outdoor lighting.

Bedroom One

12' 9" x 9' 10" (3.89m x 3.00m)
Upvc double glazed window to rear, radiator and smooth ceiling with inset spotlighting.

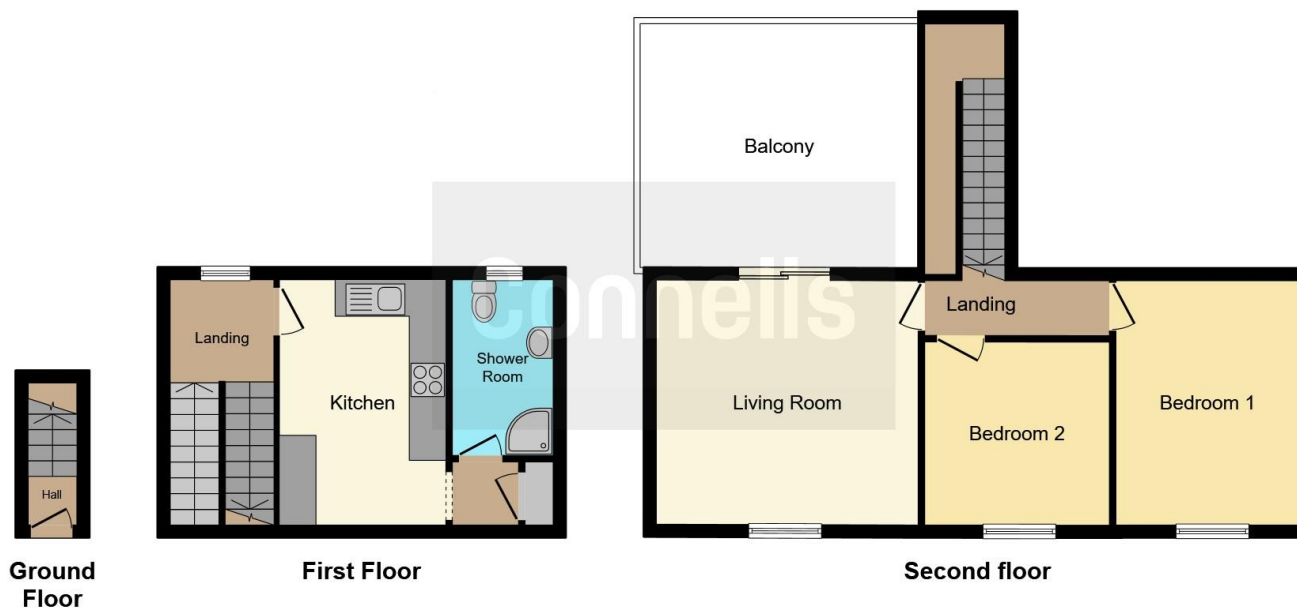
Bedroom Two

9' 4" x 9' (2.84m x 2.74m)
Upvc double glazed Georgian style window to front, smooth coved ceiling and radiator.

Outside

There is a communal area with rear access.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

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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 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.

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