



Connells

Hogarth Road
IPSWICH



Property Description

Located to the South East of Ipswich you will find this generously sized first floor apartment. The property comprises of a sustainable measuring in excess of 17 ft lounge, two double bedrooms, bathroom and separate w/c and has the added bonus of being offered with no onward chain.

The apartment has a parade of shops close by offering a range of amenities including a bakers, pharmacy, two convenient stores, a post office, barbers and many more.

Nearby 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 security entrance door and stairs rising to the first floor.

Entrance Hall

Accessed via entrance door, radiator, airing cupboard, security entrance phone and doors giving access too:

Lounge

17' 5" x 13' 9" (5.31m x 4.19m)
Upvc double glazed bay window to front, coved and textured ceiling, storage cupboard and radiator.

Kitchen

11' 5" x 7' 2" (3.48m x 2.18m)
Upvc double glazed window to rear, space and plumbing for washing machine, single stainless steel sink with mixer tap inset in a

roll edge worktop with cupboards and drawers under and matching above, vinyl tiled flooring, space for cooker, tiled splash backs and space for fridge freezer.

Bedroom One

17' 1" max x 10' 1" (5.21m max x 3.07m)
Upvc double glazed window to front, radiator and smooth ceiling.

Bedroom Two

11' 5" x 11' 5" max (3.48m x 3.48m max)
Upvc double glazed window to rear, radiator, smooth ceiling and cupboard housing wall mounted boiler.

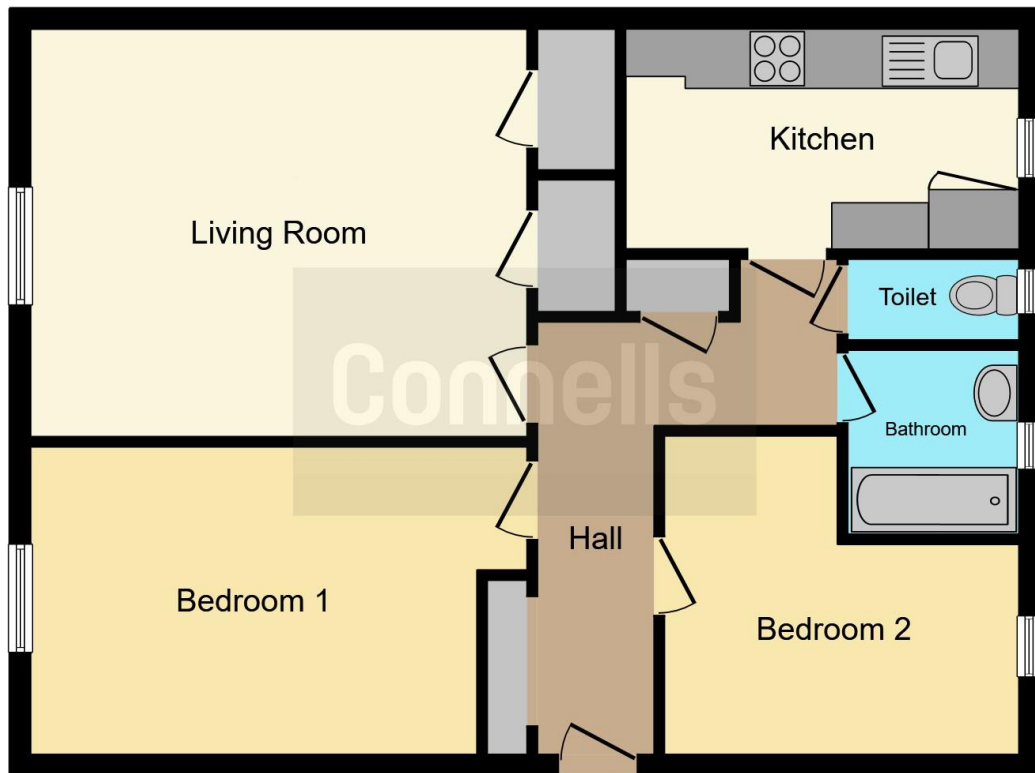
Bathroom

Upvc double glazed window to rear, part tiled walls, radiator, shaped and panel bath with independent shower over and extractor fan.

Separate W/C

Upvc double glazed window to rear, low level w/c and radiator.





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



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EPC Rating: C

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This is a Leasehold property with details as follows; Term of Lease 125 years from 18 May 1992. 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.

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