



Connells

Croft Street
Ipswich



Property Description

A One Bedroom Ground Floor Apartment in need of some modernisation which comprises of a lounge with kitchenette, double glazing, a private garden and is located to the south west of Ipswich and has the added bonus of no onward chain.

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.

Entrance

Accessed via entrance door giving access to:

Entrance Hall

Radiator and doors giving access to:

Lounge Area

15' x 12' 9" (4.57m x 3.89m)

Double glazed patio doors to rear and radiator.

Raised Kitchen Area

15' x 7' (4.57m x 2.13m)

A selection of wall and base level units with a stainless steel sink inset in a roll edge work surfaces, electric oven, hob and extractor over, space for fridge freezer and airing cupboard.

Bedroom One

10' 9" x 9' 3" (3.28m x 2.82m)

Wooden double glazed window to front and radiator.

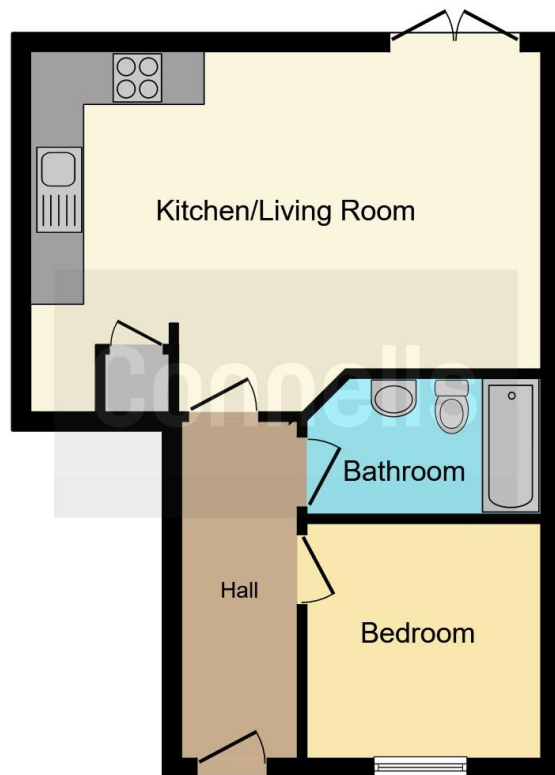
Bathroom

Three piece white suite with radiator and extractor fan comprising of panel bathe, pedestal wash hand basin and low level w/c.

Outside

The garden area has a patio area with panel fencing and 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

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EPC Rating: E

view this property online connells.co.uk/Property/ICH311026

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. 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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