



Connells

Fonnereau Road
Ipswich

Fonnereau Road
Ipswich IP1 3JR

for sale offers in excess of
£190,000



Property Description

This charming Grade II listed flat is a stunning blend of historic character and modern elegance, perfectly situated with a picturesque view of Christchurch Park. The property has been beautifully renovated, preserving the original features while incorporating tasteful, contemporary finishes.

As you step inside, you're greeted by a spacious entrance hallway with classic, period details such as high ceilings and LVT parquet finish flooring. The generous living room, bathed in natural light from large sash windows, offers sweeping views of the park.

The property benefits from its enviable location directly across from Christchurch Park, offering a peaceful environment with the convenience of being close to the heart of the town and a short walk to nearby cafes and shops, this flat presents the perfect combination of historic charm, modern luxury and a prime setting.

Communal Entrance

Accessed via entrance door and Staircase leading to first floor.

Entrance Hall

Herringbone luxury vinyl tile flooring and doors leading to:

Lounge

11' 8" x 10' 11" (3.56m x 3.33m)

Parquet luxury vinyl tile flooring, working cast iron fireplace with wooden mantel, column radiator, single glazed sash window to front, built in storage and coving.

Kitchen

11' 6" x 9' 8" (3.51m x 2.95m)

Matching wall and base units, shaker style with copper pipe handles, bespoke radiator, tiled splash backs, space for washing machine, integrated dishwasher, under

counter fridge and freezer to remain, light grey work top, ceramic sink and drainer with mixer tap, wall mounted boiler (New February of. 2024) breakfast bar and shelves, Induction hob, electric oven and single glazed french doors leading onto a large balcony with ample outside space.

Bedroom One

14' 3" x 9' (4.34m x 2.74m)

Cast iron fireplace, radiator, single glazed sash window to front, carpet and built in wardrobes.

Bedroom Two

11' 4" x 6' 9" (3.45m x 2.06m)

Single glazed sash window, radiator and carpet.

Bathroom

9' 8" x 9' 7" (2.95m x 2.92m)

L shaped bath with mixer tap with rainfall shower head over. Hexagon pattern flooring with built in storage cupboard, bespoke towel rail, cast iron fire place, wash hand basin with tiled splash backs. low level w/c and frosted single glazed sash window.

Outside

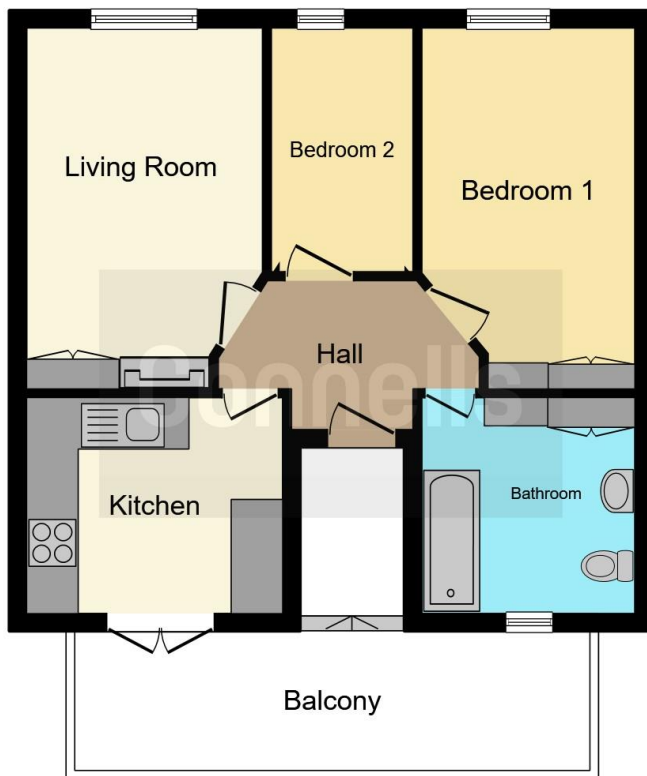
Large wood decking balcony with outside wall lights.

Agent Note

Vendors pay £62 a year permit zone 2 parking.

The charges for the building are £600.00 a year.





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

view this property online connells.co.uk/Property/ICH311688

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Mar 2005. 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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