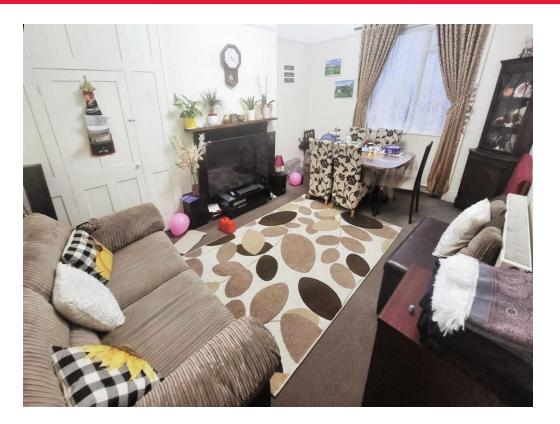


Willoughby Road Ipswich

# Connells

# Willoughby Road Ipswich IP2 8AP







# **Property Description**

A two-bedroom split level apartment which is well located for the train station and the town centre. The property comprises of entrance lobby, kitchen, separate lounge, two bedrooms, bathroom, communal garden and parking.

The property is situated close to the town centre so is convenient for local amenities, including schools, shops, and restaurants. The area is within walking distance of Ipswich mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations. Willoughby Road benefits from nearby green spaces and generally quiet surroundings.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

#### **Communal Entrance Hall**

Access by entrance door and door giving access to apartment

## **Entrance Lobby**

stairs rising to the first floor.

# **First Floor Landing**

Window to side, stairs rising to the second floor giving access to:

# Kitchen

#### 11' 8" x 9' 5" ( 3.56m x 2.87m )

Window to rear wall mounted boiler would affect flooring single drainer stainless steel sink with mixer tap with a work surface with cupboards and drawers. Under a matching above space and plumbing for washing machine. Space for fridge freezer. Built-in oven built-in hob with filter hood over

#### Second Floor, Landing

sash window to side steps to top floor and those giving access to

#### Lounge

15' x 11' 5" max ( 4.57m x 3.48m max

Window front, giving river and views towards Ipswich radiator feature fireplace picture rail

#### **Bedroom One**

12' 4" x 12' 6" ( 3.76m x 3.81m ) Window to rear to storage cupboards, radiator feature fireplace picture rail

#### Bathroom

10' 2" x 7' 1" ( 3.10m x 2.16m )

Sash window to front, low level w/c, pedestal wash hand basin, shaped and panel bath with mixer tap and shower attachment, radiator, wood effect flooring and part tiled walls.

# **Top Floor Landing**

Storage cupboard and to give me access to

## **Bedroom Two**

14' x 10' 4" plus dormer ( 4.27m x 3.15m plus dormer ) Upvc double glazed window to front with views over the river, radiator and smooth ceiling.

# Outside

To the front of the property there is communal parking area with steps leading to the communal entrance door. There is also side access to a communal rear garden.

# Agent Note

Can be sold with the tenant insitu, current rent is £740 PCM Leasehold 99 years from 5 November 2004 Service charge/Ground Rent: TBC







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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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.

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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