



Not for marketing purposes INTERNAL USE ONLY

Hatfield Road
Ipswich

Hatfield Road
Ipswich IP3 9AG

for sale offers in excess of
£130,000



Property Description

A Ground floor apartment situated to the east side of Ipswich town centre with a long lease with 120 years remaining. The property is in a good condition throughout and has a large well maintained shared rear garden, a allocated off road parking space, has gas central heating and double glazing throughout.

The flat is located in the popular IP3 location on the east side of the town which offers plenty of local amenities including supermarkets, local bus routes, within good school catchments areas (subject to availability), close proximity of Ipswich Hospital and easy access to the town centre and A 12/A 14.

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.

Dining Room

14' 8" x 12' (4.47m x 3.66m)

Accessed via double glazed entrance door, double glazed bay window to front and radiator.

Kitchen

10' x 6' 5" (3.05m x 1.96m)

Double glazed window to side and comprises of a selection of wall and base level units, 1 1/2 bowl stainless steel sink, electric oven and hob with extractor and integrated fridge.

Shower Room

Double glazed window to side, shower cubicle, low level w/c, vanity wash hand basin, heated towel rail and plumbing for washing machine.

Inner Lobby

Doors giving access to:

Bedroom One

12' 1" x 11' max (3.68m x 3.35m max)

Double glazed window to rear and radiator.

Lounge

11' 2" x 10' (3.40m x 3.05m)

Double glazed bay window to side and radiator.

Outside

To the front of the property there is one allocated off road parking space. The shared rear garden is extensive with a patio area and fencing to boundaries.





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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6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: D

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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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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Property Ref: ICH312176 - 0003

