



Connells

336 Norwich Road
Ipswich



Property Description

A large one bedroom duplex apartment set over two floors to the west side of the town centre and located in a beautiful traditional build. The property measures 82 sqft and comprises of a lounge, kitchen/diner, bathroom, spacious double bedroom and has a well presented rear garden. The home also comes with two allocated parking spaces.

The property benefits from being close to 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 entrance door and stairs raising up to the first floor.

Entrance Hall

Accessed via entrance door into a spacious entrance hall with stairs raising to the second floor and doors giving access to:

Lounge

16' 8" x 13' (5.08m x 3.96m)
Double glazed window to front and double glazed bay window to front and two radiators.

Kitchen/Diner

16' 7" x 12' (5.05m x 3.66m)
Window to front, the kitchen comprises of wall and base level units with integrated appliances, including washing machine dishwasher and fridge freezer, Integrated electric oven and hob, breakfast bar, stainless steel 1 1/2 volt sink drainage inset into work

services and radiator.

Bathroom

Leaded light window to side, three piece white rising suite with panel bath, pedestal wash hand basin, w/c and chrome towel rail radiator.

First Floor Accommodation

Landing

Double glazed window side, two large storage cupboards, radiator and doors giving access to:

Bedroom

17' x 15' (5.18m x 4.57m)
Double window to front, four double wardrobes and radiator.

Outside

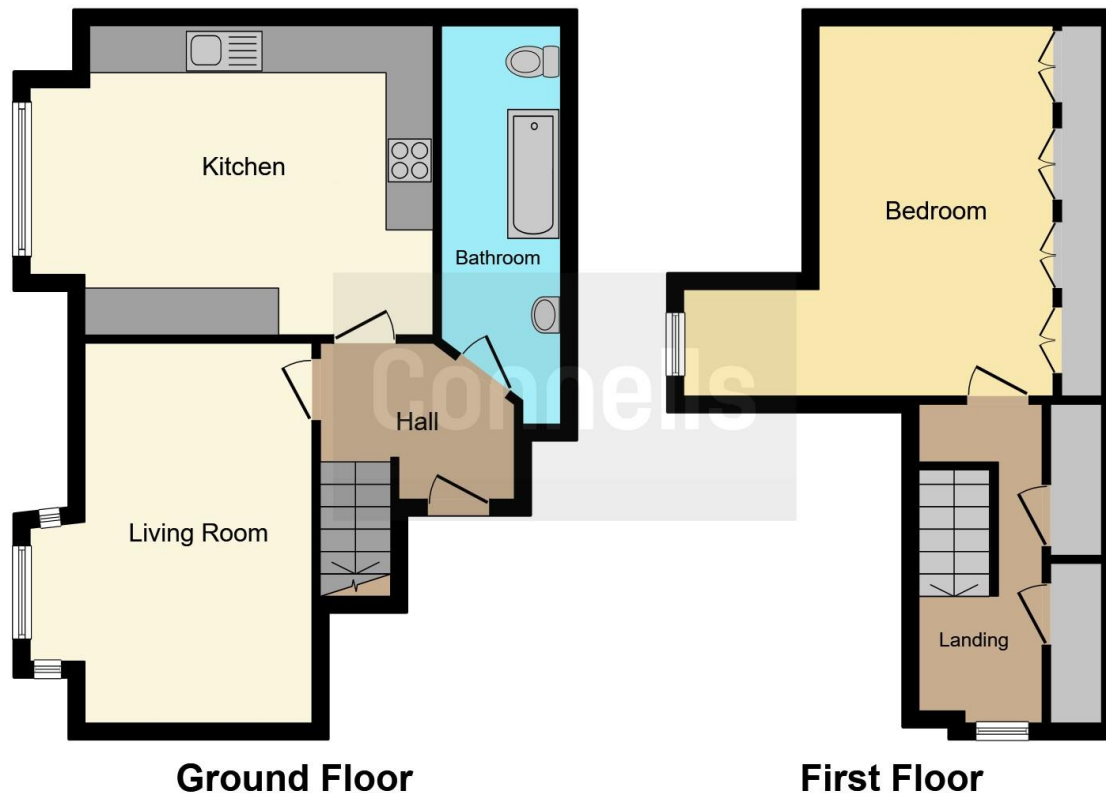
There are two parking spaces allocated to the front,

The property also comes with the added bonus of a large communal rear garden.

Agent Note

Please note the rear garden is shared but is split into four sections for each apartment within the building as per the title. Please see agent for more detail.





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

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: D Council Tax
 Band: A

Service Charge: 288.00 Ground Rent:
 25.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH312258

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1981. Should you require 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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH312258 - 0004

