



Connells

Sproughton Court
Sproughton Ipswich



Property Description

PUBLIC NOTICE

DATE OF NOTICE: 22/ 10 / 2025

We advise that an offer has been made for the above property in the sum of £112,500.00

Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Two bedroom maisonette chain free in the village of Sproughton. A spacious self-contained duplex in need of some refurbishment with two reception rooms. The property itself is situated in the Sproughton court development. There is also a Garage in Block. Sproughton is a small village on the outskirts of Ipswich with good access to the A12 and A14.

Entrance Hall

Stairs to 2nd floor

Landing

Cupboard with Electric warm air boiler

Lounge

14' x 11' (4.27m x 3.35m)

Two double glazed windows to rear, electric fire and warm air vent.

Dining Room

10' 10" x 8' 5" (3.30m x 2.57m)

Double glazed windows to front and warm air vent.

Kitchen

14' 2" x 5' (4.32m x 1.52m)

Double glazed window to front. Wall and base level units, cooker point, plumbing for washing machine, space fridge freezer, pantry

and serving hatch

Cloakroom

Low level wc and pedestal wash hand basin.

2nd Floor

Doors off

Bedroom One

14' x 11' (4.27m x 3.35m)

Two double glazed windows to front and warm air vent

Bedroom Two

14' x 11' (4.27m x 3.35m)

Two double glazed windows to front and warm air vent. Storage cupboard

Bathroom

Three-piece white suite comprising low level WC pedestal wash handbasin and Panel Bath.

Outside

Communal gardens and garage in block





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: E

Council Tax
 Band: A

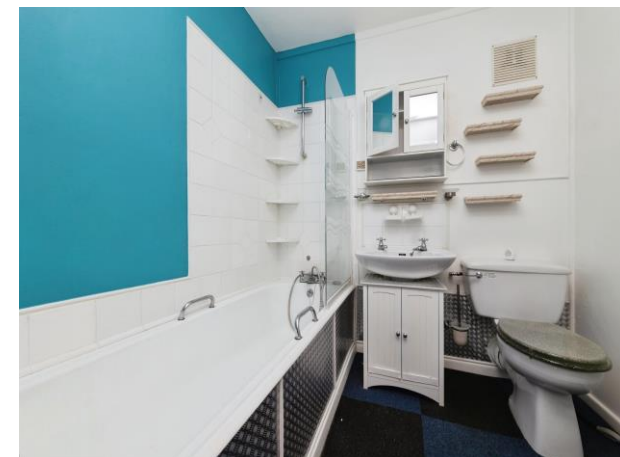
Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH312373

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.

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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Property Ref: ICH312373 - 0012

