



Connells

Fairlight Close
Ipswich

Fairlight Close Ipswich IP4 3ED

for sale
£100,000



Property Description

Located to the North East of Ipswich you will find this Ground Floor Flat with No Onward Chain. The property further benefits from two bedrooms, lounge/diner, kitchen, bathroom, communal garden and off road parking. The property also has the added bonus of No Onward Chain.

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.

Entrance Hall

Accessed via entrance door, walk in storage cupboard, radiator, wood effect flooring, double storage cupboard and doors giving access to:

Lounge/Diner

16' 1" x 9' 10" (4.90m x 3.00m)
Double glazed door giving access to the patio area, double glazed window to rear, radiator, coved and textured ceiling and tv point.

Kitchen

10' 10" x 8' 10" (3.30m x 2.69m)
Upvc double glazed window to front, radiator, textured ceiling, wall mounted boiler, space for cooker, single drainage stainless steel sink with mixer tap and cupboards under, space and plumbing for washing machine, roll top work surface with cupboards and draws under and above.

Bedroom One

13' 9" x 9' 7" (4.19m x 2.92m)

Upvc double glazed window to rear, radiator, coved and textured ceiling.

Bedroom Two

9' 6" x 7' 9" (2.90m x 2.36m)
Upvc double glazed window to front, radiator and coved and textured ceiling.

Bathroom

Upvc double glazed window to rear, pedestal wash hand basin, shaped and panel bath with shower over, low level w/c, textured ceiling, radiator and wood effect flooring.

Outside

Outside to the front of the property there is an allocated parking space and pathway leading to the entrance door. The rear of the property has a small patio area and a communal garden laid to lawn.





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: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH312458

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: ICH312458 - 0017