

FOR SALE



Gibbons Street, Ipswich
Asking Price Of £95,000

MARTIN&CO 

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- No onward chain
- Double bedroom
- Fitted kitchen
- Gas central heating
- Double glazed window

Martin & Co are delighted to offer for sale with NO ONWARD CHAIN this one bedroom first floor apartment situated close to town. This property benefits from gas central heating, double glazed windows and communal garden.



COMMUNAL ENTRANCE With stairs leading to front door

HALLWAY 9' 0" x 9' 0" (2.757m x 2.757m) Carpeted

KITCHEN 9' 10" x 8' 1" (3.002m x 2.472m) Lino flooring with fitted cupboards, integrated fan oven with gas hob and extractor fan. Wall mounted boiler, washing machine and fridge freezer.

LOUNGE 14' 8" x 9' 4" (4.475m x 2.863m) Carpeted, radiator and double glazed window.

BEDROOM 11' 6" x 9' 4" (3.527m x 2.861m) Carpeted with radiator and double glazed window.



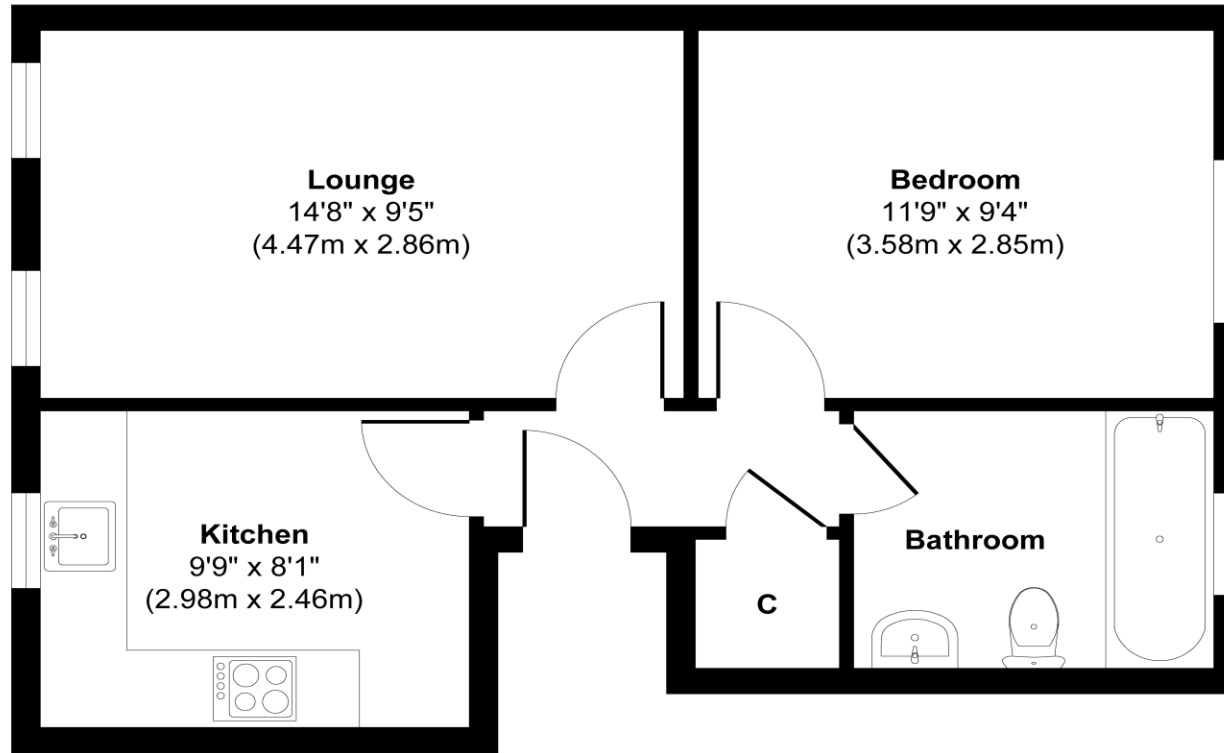
BATHROOM 7' 5" x 6' 0" (2.279m x 1.849m) Lino flooring with bath, sink and toilet.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	84	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C	84	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Floor Plan

Illustration for identification purposes only, any measurements are approximate, not to scale.
Produced by Elements Property

Martin & Co Ipswich

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.