



**Patteson Road, Ipswich, IP3 0BB**

**welcome to**

## **Patteson Road, Ipswich**

Modern and much improved third floor apartment located within the vibrant Ipswich Waterfront and benefiting from partial Marina views, allocated parking and NO ONWARD CHAIN!

### **Location**

This property is ideally situated on the Ipswich Marina with a variety of bars, restaurants and cafes within walking distance. The University of Suffolk is also situated on the dockside as well a local Tesco extra and public transport links to Ipswich town centre. The county town of Ipswich offers a wide range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks, recreational facilities and mainline railway station providing direct links to London Liverpool Street Station.

### **Entrance Hall**

10' 9" x 6' 2" max ( 3.28m x 1.88m max )  
Wood effect flooring, spot lights, one radiator and an airing cupboard.

### **Lounge**

15' 5" x 12' ( 4.70m x 3.66m )  
Double glazed sliding doors to the rear with partial views of the Marina, a balcony, TV point, grey wood effect flooring throughout, one radiator, a contemporary white fitted electric fireplace and spot lights throughout.

### **Kitchen**

12' x 6' 7" ( 3.66m x 2.01m )  
With a range of eye and base level units in cream with granite effect work tops, integrated oven with electric hob and extractor hood, spot lights, inset grey one and a half bowl sink plus drainer and chrome mixer tap, space for a fridge/freezer and washing machine, grey wood effect flooring and a tiled splash back throughout.

### **Master Bedroom**

16' 5" x 12' 9" max ( 5.00m x 3.89m max )  
Expansive room boasting a double glazed window to the rear, wood effect flooring throughout, electric radiator, TV point and a mirrored built in wardrobe with sliding doors.

### **En Suite**

6' 7" x 5' 5" ( 2.01m x 1.65m )  
Enclosed WC with matching wash hand basin, granite surface and tiled splash back, shower with glass enclosure and panelled splash back, extractor fan, spot lights and a chrome heated towel rail.

### **Bedroom Two**

12' 2" x 8' 4" ( 3.71m x 2.54m )  
Double glazed window to the rear, electric radiator, TV point and wood effect flooring.

### **Bathroom**

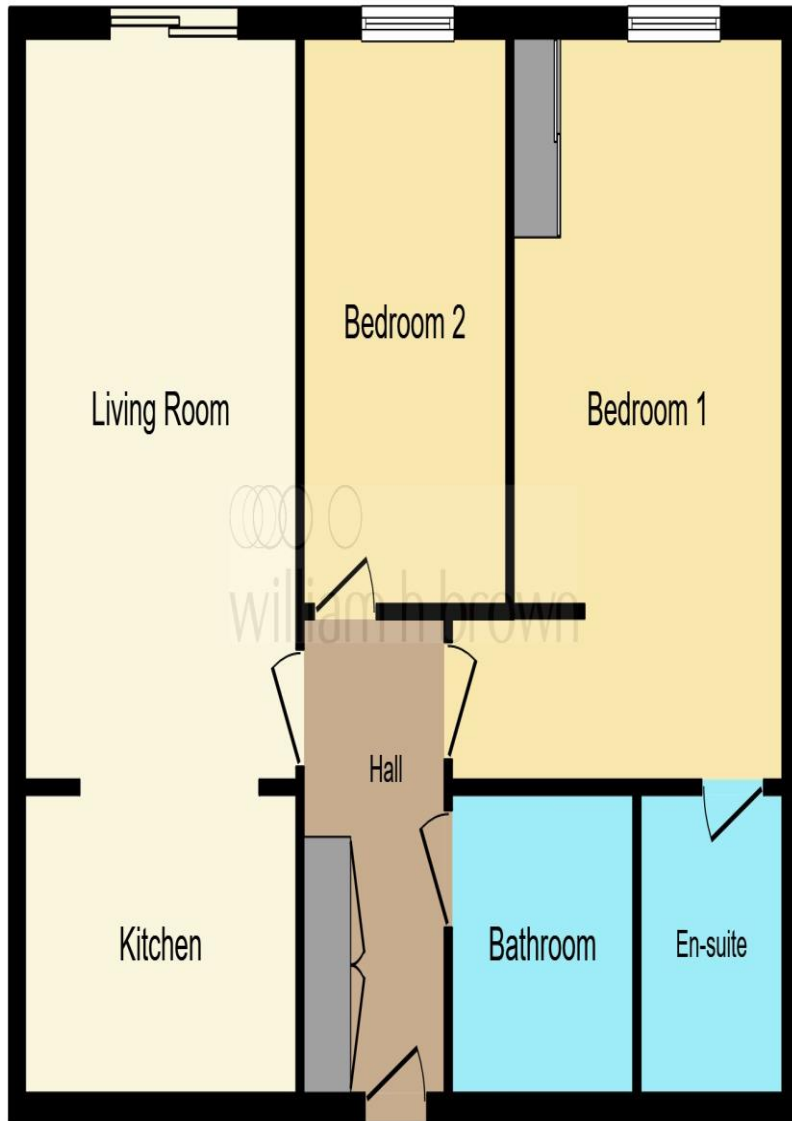
7' 2" x 6' 7" ( 2.18m x 2.01m )  
Enclosed WC with matching wash hand basin, chrome mixer tap and granite surface, bath with shower attachment, grey wood effect flooring, part tiled, chrome heated towel rail, spot lights and extractor fan.

### **Parking**

One allocated space for this property.

### **Agents Note**

The external picture was taken prior to the cladding works, currently the property is undergoing remedial works and the external picture represents the prior condition of the building.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Patteson Road,**  
**Ipswich**

- No onward chain
- Executive two bedroom apartment with partial Marina views
- Allocated parking
- Balcony
- Expansive master bedroom with en suite

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£170,000**



**view this property online** [williamhbrown.co.uk/Property/IPS117663](http://williamhbrown.co.uk/Property/IPS117663)



Property Ref:  
IPS117663 - 0012

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



Wolsey House, 16-18 Princes Street, IPSWICH,  
Suffolk, IP1 1QT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**