



**Wentworth House, Burrell Road, Ipswich, IP2 8AH**

**welcome to**

**Wentworth House, Burrell Road, Ipswich**

Stunning Riverside apartment situated within a stone's throw of Ipswich train station, benefiting from beautiful river views and one allocated parking space.



**Location:**

The property is situated in the South West side of Ipswich across the road from the train station, making it ideal for commuters with access towards Chelmsford and London Liverpool Street. There are various local schools, shops and supermarkets nearby. The town centre is within easy reach offering a variety of shops, bars and restaurants. The A12/A14 trunk road is also close by for Bury St Edmunds, Colchester and Felixstowe.

**Kitchen/lounge**

20' 8" x 13' 2" ( 6.30m x 4.01m )

Stunning open plan room which is flooded with natural light and benefits from double glazed windows to the rear aspect and a Juliet balcony facing the river, the entire room benefits from wood effect flooring, two radiators, spotlights and a TV point, the kitchen is a U shape kitchen and provides ample storage, the Kitchen itself benefits from a range of high gloss Grey handle less units with a Grey compact laminate worktop, stainless steel 1 and a half bowl sink with drainer unit and a chrome mixer tap, integrated double oven with an induction hob and black extractor hood, integrated fridge freezer, washing machine and dish washer.

**Master Bedroom**

16' x 10' 8" ( 4.88m x 3.25m )

Double glazed window to the rear with River views, wood effect flooring, TV point and a double built in wardrobe.

**Bedroom Two**

15' 2" MAX x 13' 2" ( 4.62m MAX x 4.01m )

L shape room with potential for a study or walk in wardrobe area, large skylight, wood effect flooring, radiator and a TV point.

**Bathroom**

7' 1" x 5' 5" ( 2.16m x 1.65m )

Low level WC, vanity sink with a chrome mixer tap, bath with overhead shower and a glass screen and waterfall shower head, spotlights, extractor fan, chrome heated towel rail and fully tiled walls and flooring.

**Parking**

One Allocated parking space



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## Wentworth House Burrell Road, Ipswich

- Immaculate condition throughout
- Modern fully fitted kitchen
- Contemporary bathroom
- Two double bedrooms and potential for a study
- Excellent commuter links to London Liverpool Street

Tenure: Leasehold EPC Rating: B

# £185,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 126 years from 01 Mar 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
IPS118180 - 0008

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