



**Pownall Road, Ipswich, IP3 0DS**



**welcome to**

**Pownall Road, Ipswich**

NOTICE OF OFFER- 26 Pownall Road, Ipswich, IP3 0DS. We advise that an offer has been made for this property in the sum of £110,000. Any persons wishing to increase on this offer should notify the agents of the best offer, prior to exchange of contracts. William h brown, Ipswich, 01473 226101.



### **Entrance Hall**

11' 6" x 4' 2" ( 3.51m x 1.27m )

Vinyl flooring and entry phone system.

### **Lounge**

18' 2" x 11' 6" ( 5.54m x 3.51m )

Double glazed Juliet balcony to the rear, vinyl flooring, one electric radiator and TV point,

### **Kitchen**

11' 2" x 8' 2" ( 3.40m x 2.49m )

Double glazed window to the front, vinyl flooring, a range of eye and base level units in wood with stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, integrated oven with electric hob and extractor hood, tiled splashback throughout and space for washing machine and fridge/freezer.

### **Bedroom One**

11' 1" x 9' 6" ( 3.38m x 2.90m )

Double glazed window to the rear, vinyl flooring and one electric radiator.

### **En Suite**

7' 5" x 4' 6" ( 2.26m x 1.37m )

Enclosed WC, wash hand basin, shower with glass enclosure, tiled splashback, vinyl flooring, extractor fan and an electric heater.

### **Bedroom Two**

10' 1" x 7' 4" ( 3.07m x 2.24m )

Double glazed window to the rear, vinyl flooring and one electric radiator.

### **Bathroom**

11' x 5' 6" ( 3.35m x 1.68m )

Bath with overhead shower, enclosed WC, wash hand basin, part tiled walls, one electric radiator and airing cupboard.



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## Pownall Road, Ipswich

- Two double bedroom apartment
- En suite to master
- Large lounge with Juliet balcony
- Off street parking
- No onward chain

Tenure: Leasehold EPC Rating: C

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.

# £120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS118640 - 0006

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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.



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