

Framlingham Court, Valley Road, Ipswich, IP1 4EF

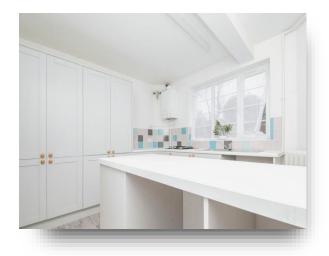
## welcome to

# Framlingham Court, Valley Road, Ipswich

Well-presented ground floor apartment boasting private rear access, two double bedrooms, a modern kitchen with central breakfast bar island, a garage, a long lease and NO ONWARD CHAIN!!













#### **Entrance Hall**

18' 7" x 3' 8" ( 5.66m x 1.12m )

Spacious entrance hall with an airing cupboard, a further large storage cupboard, entry phone system, door to the front, carpet flooring and one radiator.

## Lounge

16' 1" x 12' 4" ( 4.90m x 3.76m )

Beautifully presented lounge with a double glazed bay window to the front overlooking the communal green, carpet flooring, two radiators, a gas fire place with stone effect surround, TV point and fitted shelving.

#### Kitchen/breakfast Room

11' 1" x 9' 7" ( 3.38m x 2.92m )

Stunning modern kitchen boasting a range of eye and base level units in matte grey with wooden handles and composite worktop surfaces, central breakfast bar with storage under, ample space for seating, ample storage, a wall mounted gas fired boiler, double glazed window to the front, a door leading to the rear access, three quarter height storage cupboards, a broom cupboard, one radiator, a stainless steel sink plus drainer and chrome mixer tap, tiled splashback, grey wood effect flooring, space for a fridge/freezer, space for washing machine, brand new gas hob and dishwasher. There is enough space under the counters for 3 appliances and/or additional seating, and the vendor has also recently installed a brand new boiler.

## **Pantry**

6' 1" x 2' 5" ( 1.85m x 0.74m )

Spacious pantry located off the kitchen with grey wood effect flooring, fuse box, smart meter and fitted shelving. There are power sockets available and is an ideal space for a fridge/ freezer and is well ventilated with a window

#### **Master Bedroom**

12' 9" x 12' (3.89m x 3.66m)

Double glazed window to the front, carpet flooring, one radiator, wall hung lights and a double built in wardrobe.

#### **Bedroom Two**

13' x 12' 4" ( 3.96m x 3.76m )

Double glazed window to the rear, carpet flooring, one radiator and a double built in wardrobe.

#### **Bathroom**

8' 5" x 6' 1" ( 2.57m x 1.85m )

Spacious bathroom with a bath and overhead shower with foldable glass screen, pedestal wash hand basin, grey wood effect flooring, chrome heated towel rail, part tiled walls and a double glazed window to the front with fitted blind. The vendor has advised that the black & white wall tiles are original. The original floor tiles are an early type of linoleum in good condition but sadly were overlaid in error during refurb. It is possible to reinstate these but would need careful lifting since adhesive has been used

#### Cloakroom

6' 6" x 2' 9" ( 1.98m x 0.84m )

Double glazed window to the rear, grey wood effect flooring, low level WC and a wash hand basin with tiled splashback.

## **Outside:**

## **Communal Visitor Parking**

This parking cannot be used for parking overnight but can be used in the day.

#### **Communal Area**

Large lawned area with hedging and a walled border.

#### Garage

16' 1" x 8' 5" ( 4.90m x 2.57m ) Up and over door, concrete flooring and fitted shelving.

### **Outside Storage Cupboard**

3' 8" x 3' (1.12m x 0.91m) Housing the gas meter.





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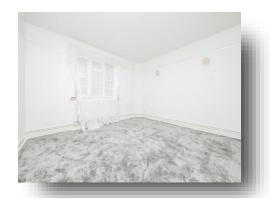
- No onward chain
- Two double bedroom apartment
- Ground floor living with private rear access
- Garage
- Ample storage space

Tenure: Leasehold EPC Rating: D

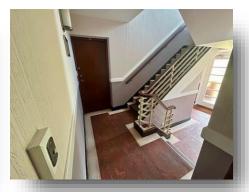
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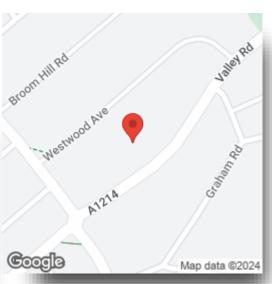
offers in excess of

£165,000









Please note the marker reflects the postcode not the actual property

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Property Ref: IPS116970 - 0009

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