



**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.



***view this property online*** [williamhbrown.co.uk/Property/IPS116970](http://williamhbrown.co.uk/Property/IPS116970)



welcome to

## Framlingham Court, Valley Road, Ipswich

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

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 09 Apr 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£165,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/IPS116970](http://williamhbrown.co.uk/Property/IPS116970)



Property Ref:  
IPS116970 - 0009

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)