



Yeoman Close, Ipswich, IP1 2QB

welcome to

Yeoman Close, Ipswich

****GUIDE PRICE £165.000 - £175.000** **NO ONWARD CHAIN**** Two bedroom apartment with one reception room, two bathrooms, three balconies and allocated parking for one vehicle. Yeoman Close also provides lift access.



Location

Based in South Western Ipswich, Yeoman Close is situated beside the River Gipping in an area that is a primarily residential with two business parks close at hand, which offer a variety of food and retail shopping choices. The town of Ipswich is ideally located for the commuter, with both the A12 and A14 close at hand providing links to Colchester, Felixstowe and Bury St Edmunds; and a manned train station which runs a regular service to London Liverpool Street and Lowestoft. It boasts a large hospital; a prosperous town centre which supports both chain stores and independent boutiques, including two indoor shopping centres; restaurant, cafe and takeaways offering a variety of different cuisines; schools and academies; theatres and cinemas; swimming pools and gyms; and open parks and green spaces.

Entrance Hall

13' 1" x 9' 3" max (3.99m x 2.82m max)

Large entrance hall with wood effect flooring throughout, a radiator, an entry phone system and a large airing cupboard with additional shelving.

Lounge

19' 4" x 20' 2" max (5.89m x 6.15m max)

This bright, airy open plan room boasts double glazed windows to the side and front, patio doors leading to two balconies, wood effect flooring throughout, a range of eye and base level units in cream with wood effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, integrated dishwasher, integrated fridge/freezer, space for washing machine, tiled splashback, spotlights, wall hung lights, ample space for table and chairs in the kitchen area and a TV point to the lounge.

North Balcony

42' 5" x 4' 4" (12.93m x 1.32m)

The large north facing balcony offers views over the river, ample space for table and chairs, deck flooring and a steel balustrade.

North East Balcony

11' 8" x 3' (3.56m x 0.91m)

The North East balcony features deck flooring and a steel balustrade.

Bathroom

5' 7" x 7' 4" (1.70m x 2.24m)

Wood effect flooring throughout, an extractor fan, a shaver point, a low level WC, a pedestal wash hand basin, a bath with overhead shower, part tiled walls, an electric radiator and spotlights.

Master Bedroom

18' 11" x 11' 2" max (5.77m x 3.40m max)

Double glazed windows to the side and rear, a door to additional balcony, wood effect flooring, an electric radiator and a double built in wardrobe.

En Suite

6' 1" x 6' 8" (1.85m x 2.03m)

Half tiled walls, wood effect flooring, a low level WC, a pedestal wash hand basin, a double shower with glass enclosure, tiled splashback, an electric radiator, extractor fan, spot lights and a shaver point.

Bedroom Two

11' 3" x 11' 8" (3.43m x 3.56m)

This room is currently being used as a spacious home office and boasts a double glazed window to the rear, a door to the South East balcony with direct river views, wood effect flooring and a TV point.

South East Balcony

12' 1" x 3' 9" (3.68m x 1.14m)

The South East balcony is perfect for making the most of the sunlight and offers fantastic views over river and countryside. With deck flooring, a steel balustrade and space for a table and chairs.

Parking

This property comes with one allocated parking space in an underground facility which is accessible by security fob.



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welcome to

Yeoman Close, Ipswich

- Secure fob operated underground parking for one vehicle
- Penthouse apartment with three balconies
- Open plan living area with contemporary kitchen set up
- Two bathrooms
- Spacious master suite with built in wardrobe

Tenure: Leasehold EPC Rating: C

guide price

£165,000 - £175,000



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 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
IPS118792 - 0003

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