

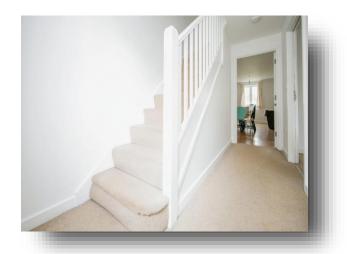
Ip Central, Star Lane, IPSWICH, IP4 1JF



# welcome to

# **Ip Central, Star Lane, IPSWICH**

This duplex apartment is situated in a great Town Centre location and boasts two large double bedrooms, a first floor bathroom, allocated parking and NO ONWARD CHAIN!!













#### **Entrance Hall**

5' 8" x 5' 4" ( 1.73m x 1.63m )

Wood effect flooring, an entry phone system and a staircase leading to the ground floor.

### **First Floor Bathroom**

8' 9" x 6' 2" ( 2.67m x 1.88m )

Double glazed window to the front, tiled effect flooring, a bath with shower attachment, tiled splashback, low level WC, pedastal wash hand basin, extractor fan and shaver point.

#### **Bedroom Two**

12' 4" x 9' (3.76m x 2.74m)

Double glazed window to the front, carpet flooring, one electric radiator and an airing cupboard.

### **Stairs Down To Landing**

Double glazed window to the front, one electric radiator and a door leading to the master bedroom and kitchen/lounge/diner.

#### **Master Bedroom**

12' 5" x 11' 4" ( 3.78m x 3.45m )

Double glazed window to the front, carpet flooring, one electric radiator, a triple built in wardrobe and TV point.

## Kitchen/Lounge/Diner

18' 2" x 17' 7" ( 5.54m x 5.36m )

Large, open plan room is perfect for entertaining and benefits from multiple seating areas, wood effect flooring throughout the lounge/diner are, TV point, two electric radiators, marble effect flooring throughout the kitchen area, an understairs storage cupboard, two double glazed windows to the rear, 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, tiled splashback, an integrated oven with electric hob and extractor hood, space for a washing machine and fridge/freezer.





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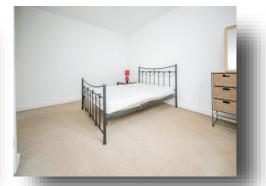
- Duplex apartment
- Allocated parking
- Two large double bedrooms
- First floor bathroom
- No onward chain

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £135,000







Goals Ipswich Coals Ipswich Star Ln

Star Ln

Spade Star Ln

A1756
Map data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: IPS118926 - 0002 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.

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