



Duke Street, Ipswich, IP3 0BX

welcome to

Duke Street, Ipswich

This Stylish second floor apartment has been lightly refurbished and boasts a lounge with Juliet balcony, a spacious kitchen, two double bedrooms, an en suite to master, a separate bathroom, two parking spaces and NO ONWARD CHAIN!!



Entrance Hall

11' 1" x 4' (3.38m x 1.22m)

Carpet flooring, an airing cupboard, a storage cupboard and entry phone system.

Lounge

15' 3" x 14' 5" (4.65m x 4.39m)

Light filled lounge with a double glazed Juliet balcony overlooking communal gardens, carpet flooring, one electric radiator, TV point and an open archway leading to the kitchen.

Kitchen

11' 5" x 6' 2" (3.48m x 1.88m)

A range of eye and base level units in wood with grey stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, tiled effect flooring, a fridge/freezer and washing machine to stay, an integrated oven with electric hob and extractor hood.

Master Bedroom

15' 9" x 9' 6" (4.80m x 2.90m)

Double glazed window to the rear, carpet flooring, one electric radiator, two double wardrobes, two cube units (boxes not included), TV point and a door leading to the en suite.

En Suite

6' 5" x 5' 9" (1.96m x 1.75m)

A shower with glass enclosure, a panelled splashback, an enclosed WC with matching wash hand basin, tiled splashback, extractor fan, an electric heater and wood effect flooring.

Bedroom Two

11' x 7' 2" (3.35m x 2.18m)

Double glazed window to the rear, a daybed with two single mattresses to stay, carpet flooring and one electric radiator.

Bathroom

9' 3" x 5' 7" (2.82m x 1.70m)

Large bathroom with an enclosed WC, matching wash hand basin with chrome mixer tap, tiled splashback throughout, a bath with overhead shower with glass screen, extractor fan, one electric heater and wood effect flooring.

Agents Note:

- Un-metered water is included in the Service Charge.
- The current vendor is open to selling various items in the flat, prices to be negotiated. Please contact the branch for more information.
- Pets are allowed to live in the property subject to an assessment through the Management Company.
- The property is fitted with a Smart meter.
- The unit on the ground floor has been confirmed by the Management Company that it cannot be used for retail or food, only offices.
- Shower has been newly installed, en suite, bathroom and hallway have been newly decorated and new flooring in the kitchen.



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Duke Street, Ipswich

- No onward chain
- Two double bedrooms
- En suite to master & separate bathroom
- Spacious kitchen
- Lounge with Juliet balcony

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. 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

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS117897 - 0004

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