



Queen Street, Ipswich, IP1 1SW



**william
h brown**

welcome to

Queen Street, Ipswich

****Guide Price £150,000 - £160,000**** Spacious contemporary two bedroom apartment boasting a large kitchen/diner/lounge which is perfect for entertaining, two double bedrooms and two bathrooms. This stunning property is also offered for sale with **NO ONWARD CHAIN!**



Entrance Hall

This generously proportioned room boasts carpet flooring, two large storage cupboards, one of which houses the boiler, an entry phone system, carpet runner and one radiator.

Kitchen / Dining / Living Room

20' 2" max x 18' 4" (6.15m max x 5.59m)

Perfect for entertaining guests, this open plan, spacious room boasts a range of eye and base level units in handle less high gloss cream with wood effect worktop surfaces, a ceramic white one and a half bowl sink with drainer and chrome taps, a tiled splashback, an integrated oven with electric hob and extractor hood, spotlights, a breakfast bar, vinyl flooring and space for a fridge freezer and washing machine,

Bedroom One

11' 2" x 8' 3" (3.40m x 2.51m)

Double glazed window to the side, one radiator, carpet flooring and telephone point.

En Suite

Part tiled walls, grey tiled effect flooring, a double shower with glass enclosure, low level WC, pedestal wash hand basin, extractor fan and chrome heated towel rail.

Bedroom Two

8' 6" x 11' 3" (2.59m x 3.43m)

Double glazed window to the side, one radiator, carpet flooring and telephone point.

Bathroom

7' 3" x 7' 9" (2.21m x 2.36m)

Low level WC, pedestal wash hand basin, bath with corner tap, chrome heated towel rail, grey vinyl tiled effect flooring and an extractor fan.



view this property online williamhbrown.co.uk/Property/IPS119087



welcome to

Queen Street, Ipswich

- Two double bedrooms
- En Suite to master bedroom
- Open plan living and dining area
- Popular town centre location
- No onward chain

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£150,000 - £160,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/IPS119087](https://www.williamhbrown.co.uk/Property/IPS119087)



Property Ref:
IPS119087 - 0006

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



Wolsey House, 16-18 Princes Street, IPSWICH,
Suffolk, IP1 1QT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)