



Flat 11 Stoke Street, Ipswich, IP2 8BX

welcome to

Flat 11 Stoke Street, Ipswich

William h brown are now in receipt of an offer for the sum of £83,500 for Flat 11, 16 Stoke Street, Ipswich, IP4 4RS. Anyone wishing to place an offer on the property should contact William h brown Ipswich on 01473 226101, prior to exchange of contracts.

Kitchen/Lounge/Diner

18' 7" x 14' 3" (5.66m x 4.34m)

Large, open plan room with patio doors leading to the private rear garden, wood effect flooring throughout, one radiator, a range of eye and base level units in wood with grey worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, integrated oven with electric hob and extractor hood, space for a fridge/freezer and washing machine and a staircase leading to the bedroom and bathroom.

Landing

7' 5" x 3' (2.26m x 0.91m)

Carpet flooring, one radiator and stairs up leading to the bedroom and bathroom.

Bedroom

11' x 8' 6" (3.35m x 2.59m)

Double glazed sash window to the front, carpet flooring and one radiator.

Bathroom

6' 7" x 4' 4" (2.01m x 1.32m)

Low level WC, pedestal wash hand basin, shower with glass enclosure, fully tiled walls, one radiator, tiled flooring and an extractor fan.

Garden

Private, walled paved courtyard with a raised decking area and entrance to the apartment.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to

Flat 11 Stoke Street,

Ipswich

- Spacious bedroom
- Open plan kitchen/diner/lounge
- Private paved courtyard rear garden
- Tenant in situ
- Town Centre location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£84,950



view this property online williamhbrown.co.uk/Property/IPS118984



Property Ref:
IPS118984 - 0005

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