

Abbey Court, Bramford Road, Ipswich, IP1 2LL



welcome to

Abbey Court, Bramford Road, Ipswich

This well-presented ground floor maisonette benefits from two double bedrooms, a modern fitted kitchen, a large, open plan kitchen/diner/lounge and one allocated parking space.













Entrance Hall

10' 3" x 5' 3" ($3.12m \times 1.60m$) Spacious entrance hall with grey wood effect flooring, a storage cupboard and spot lights.

Kitchen/Lounge/Diner

23' 6" x 12' 8" (7.16m x 3.86m) Open plan, light room with a range of eye and base level units in high gloss white with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, integrated oven with electric hob and extractor hood, space for an American fridge/freezer, washing machine and dishwasher, grey wood effect flooring throughout, spot lights, TV point and double glazed windows to the front and rear with fitted blinds.

Master Bedroom

16' 6" x 8' 8" ($5.03m \times 2.64m$) Double glazed window to the front with fitted blind, spot lights and grey wood effect flooring.

En Suite

6' 5" x 5' (1.96m x 1.52m) Shower with glass enclosure, low level WC, pedestal wash hand basin with chrome taps, grey wood effect flooring, fully tiled walls, spot lights, extractor fan, a white heated towel rail, shaver point and a fitted light.

Bedroom Two

12' 8" x 7' 4" ($3.86m \times 2.24m$) Double glazed window to the front with fitted blind, grey wood effect flooring and spot lights.

Bathroom

8' 7" x 7' 5" (2.62m x 2.26m) Bath with overhead shower and foldable glass screen, low level WC, pedestal wash hand basin, part tiled walls, grey wood effect flooring, a white heated towel rail, spot lights and an extractor fan.

Parking

One allocated parking space outside the front door.





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Abbey Court, Bramford Road, Ipswich

- Private entrance
- Two double bedrooms
- Large, open plan kitchen/diner/lounge
- Modern fitted kitchen
- One allocated parking space •

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000





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Property Ref:

IPS118826 - 0002

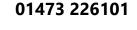
would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck 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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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







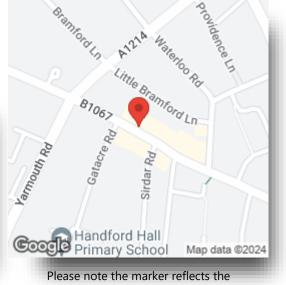
Ipswich@williamhbrown.co.uk

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



williamhbrown.co.uk





postcode not the actual property

