

Jovian Way, IPSWICH, IP1 5AT

william h brown

## welcome to

# **Jovian Way, IPSWICH**

This well-presented two bedroom ground floor flat is conveniently located just a short walk from local amenities and benefits from a large lounge, a modern fitted kitchen, two large storage cupboards and one allocated parking space.













### **Agents Note:**

Please note the buildings insurance on this property is included in the Service Charge.

#### **Entrance Hall**

Grey wood effect flooring, two large storage cupboard, one radiator and an entry phone system.

### Lounge

16' 3" max x 11' 7" ( 4.95m max x 3.53m )

Spacious lounge with a full height double glazed window to the front, a further double glazed window, grey wood effect flooring, one radiator, TV point and an open walkway leading to the kitchen.

#### Kitchen

9' 5" x 9' (2.87m x 2.74m)

A range of eye and base level units in white wood effect with marble effect roll top surfaces, tiled splashback throughout, a stainless steel sink plus drainer and chrome mixer tap, space for a fridge/freezer, washing machine and cooker, extractor fan, a wall mounted gas fired boiler, grey wood effect flooring, a double glazed window to the rear and an open walkway leading to the lounge.

#### **Master Bedroom**

12' 6" x 9' 5" ( 3.81m x 2.87m )

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

### **Bedroom Two**

8' 6" x 8' (2.59m x 2.44m)

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

### **Bathroom**

9' 5" x 5' 9" ( 2.87m x 1.75m )

Low level WC, pedestal wash hand basin, a bath with overhead shower, one radiator, extractor fan, shaver point, tiled flooring, part tiled walls and a double glazed window to the rear.

#### **Outside:**

One allocated parking space, bin and bike store and a lawned area for enjoying the afternoon sun.





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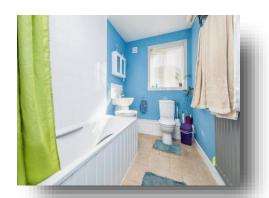
# Jovian Way, IPSWICH

- Large lounge
- Modern fitted kitchen
- Three year old boiler
- Two large storage cupboards
- One allocated parking space

Tenure: Leasehold EPC Rating: C

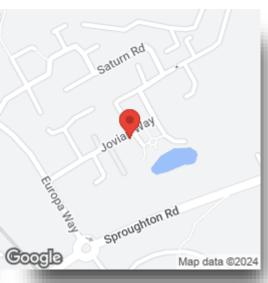
This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Feb 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £140,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/IPS119246



Property Ref: IPS119246 - 0003 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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