



**Coytes Gardens, Ipswich, IP1 1PS**

**welcome to**

## **Coytes Gardens, Ipswich**

This well-presented first floor flat is situated in Ipswich Town Centre and benefits from two large double bedrooms, an en suite to the master, a separate bathroom and built in wardrobes in both bedrooms.



### Entrance Hall

15' 6" x 4' 1" ( 4.72m x 1.24m )

Spacious entrance hall with wood effect flooring, one radiator, an entry phone system and a large storage cupboard measuring 4ft 8" x 2ft 7", which is currently used as a study.

### Lounge/Diner

18' 2" x 11' 9" ( 5.54m x 3.58m )

Four double glazed windows to the front and side, flooding this spacious room with natural light, wood effect flooring, TV point, one radiator and wall hung lights.

### Kitchen

13' 1" x 6' 3" ( 3.99m x 1.91m )

A range of eye and base level units in wood with grey stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, tiled splashback throughout, integrated oven with gas hob and extractor hood, an integrated fridge, space for a washing machine and tumble dryer, spot lights, one radiator, tiled flooring, a wall mounted gas fired boiler and a double glazed window to the side.

### Master Bedroom

10' 8" x 10' 7" ( 3.25m x 3.23m )

Double glazed window to the front, carpet flooring, one radiator, a double built in wardrobe, a wall papered wall and a sliding door leading to the en suite.

### En Suite

7' 1" x 3' 2" ( 2.16m x 0.97m )

A shower with glass enclosure, waterfall showerhead, shower attachment and tiled splashback, tiled flooring, part tiled walls, low level WC, vanity sink with chrome mixer tap, chrome heated towel rail, extractor fan, spot lights and shelving.

### Bedroom Two

10' 8" x 10' 6" ( 3.25m x 3.20m )

Double glazed window to the front, carpet flooring, one radiator and a double built in wardrobe.

### Bathroom

8' 2" x 6' 7" ( 2.49m x 2.01m )

Low level WC, pedestal wash hand basin with chrome mixer tap, a bath with overhead shower, glass screen and tiled splashback, tiled flooring, part tiled walls, chrome heated towel rail, spot lights and an extractor fan.



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## Coytes Gardens, Ipswich

- Two large double bedrooms
- En suite to master & seperate bathroom
- Large light filled lounge/diner
- Gas central heating
- Built in wardrobes in both bedrooms

Tenure: Leasehold EPC Rating: B

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

**£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS119293 - 0005

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william h brown



**01473 226101**



[Ipswich@williamhbrown.co.uk](mailto:Ipswich@williamhbrown.co.uk)



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



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