



Lime Tree Place, Ipswich, IP1 5FA

welcome to

Lime Tree Place, Ipswich

9 Lime Tree Place: We advise that an offer has been made for the above property in the sum of £105,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. William h brown Ipswich, 01473 226101.

Entrance Hall

10' 5" x 3' 4" (3.17m x 1.02m)

Carpet flooring, under floor heating and an airing cupboard.

Kitchen/Diner/Lounge

19' 5" x 18' 1" max (5.92m x 5.51m max)

Spacious, open plan room with double glazed windows to the front and rear, carpet flooring to the lounge area, marble effect flooring to the dining area, under floor heating throughout, TV point, a range of eye and base level units in white with grey stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, integrated oven with electric hob and extractor hood, an integrated fridge and washing machine, tiled splashback throughout and spot lights.

Bedroom

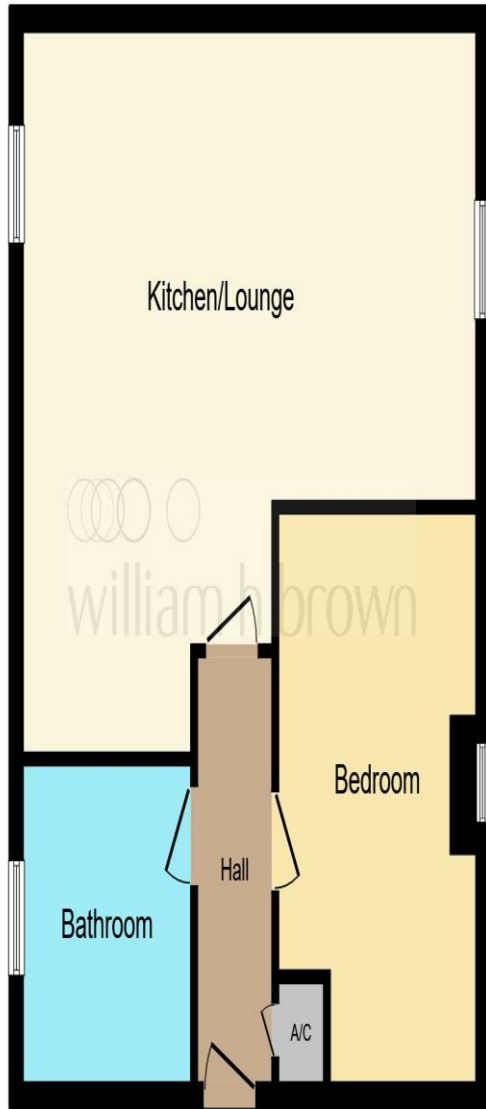
13' 9" x 9' 6" (4.19m x 2.90m)

Double glazed box bay window to the front with window seat, carpet flooring, under floor heating and TV point.

Bathroom

7' 2" x 5' 7" (2.18m x 1.70m)

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, marble effect flooring, under floor heating, tiled splashback, extractor fan, shaver point and a double glazed window to the rear.



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
Lime Tree Place,
Ipswich

- No onward chain
- Large first floor apartment
- One bedroom
- Spacious, open plan kitchen/diner/lounge
- Under floor heating throughout

Tenure: Leasehold EPC Rating: D

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.

£110,000



view this property online williamhbrown.co.uk/Property/IPS119212



Property Ref:
IPS119212 - 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