



Ravenswood Avenue, IPSWICH, IP3 9TQ



welcome to

Ravenswood Avenue, IPSWICH

Beautiful penthouse style apartment situated within the desirable IP3 location! With allocated parking, high ceilings. an open plan living and dining area, modernised throughout and a balcony over-looking the sweeping countryside.



Location

Situated in the popular Ravenswood development which benefits from great access to the A14/A12. 15 minutes away from the sunny beach front town of Felixstowe and the Port. This thriving development is surrounded by restaurants, shops and a local doctor's surgery/pharmacy.

The property is a 15 minute drive away from Ipswich Train Station, which has direct links to London Liverpool Street and Colchester.

Entrance Hall

21' 10" x 3' 10" (6.65m x 1.17m)

One electric radiator, bamboo wood flooring, telephone point, two large storage cupboards and a fuse box.

Lounge / Diner

18' 11" x 15' 6" (5.77m x 4.72m)

Double glazed window to the front, doors leading to the balcony, one electric radiator, bamboo wood flooring, two feature hang down lights and TV point. This is a beautiful light feel room which is great for entertaining!

Kitchen

11' 9" x 10' 7" (3.58m x 3.23m)

Double glazed window to the front, a range of eye and base level wood effect units with laminate roll top surfaces, a stainless steel sink plus drainer, tiled splashback, wood flooring, space for fridge/freezer and washing machine, an integrated oven with electric hob and space for a tumble dryer and small dining table.

Master Bedroom

8' 11" x 14' (2.72m x 4.27m)

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

Bedroom Two

10' x 13' 11" (3.05m x 4.24m)

Double glazed window to the front, TV point, one electric radiator and bamboo wood flooring.

Bathroom

11' 7" x 7' 11" (3.53m x 2.41m)

Double glazed window to the front, low level WC, pedestal wash hand basin, bath with mixer taps, a shower with cubicle, partially tiled walls, tiled flooring, a storage cupboard, extractor fan and shaving points.

Outside

One allocated sheltered parking space, communal bins and bike/buggy storage

Balcony

Sun trap balcony with iron railings over-looking the peaceful countryside, perfect for al fresco dining!

Attic

Spacious attic, spanning the entire length of the flat, with ample space for storage. This attic is not boarded out.



view this property online williamhbrown.co.uk/Property/IPS119383



welcome to

Ravenswood Avenue, IPSWICH

- Penthouse style Apartment
- One allocated parking space with shelter
- High ceilings throughout
- Balcony
- Communal bins & bike/buggy storage

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS119383



Property Ref:
IPS119383 - 0004

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