



**Merlin Court, Pooleys Yard, Ipswich, IP2 0AR**



**welcome to**

**Merlin Court, Pooleys Yard, Ipswich**

\*GUIDE PRICE £135,000-£145,000\* This well-presented third floor apartment benefits from two large double bedrooms, an impressive balcony off the master bedroom, an open plan kitchen/diner/lounge and NO ONWARD CHAIN!



### **Entrance Hall**

Carpet flooring, entry phone system, one electric radiator and an airing cupboard.

### **Kitchen/Diner/Lounge**

22' 4" x 16' 6" max ( 6.81m x 5.03m max )

Large, open plan room with double glazed windows to the front, carpet flooring in the lounge, spot lights, a wall papered wall, TV point, two electric radiators and an open area leading to the kitchen. The kitchen benefits from eye and base level units in white with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, space for a fridge/freezer and washing machine, spot lights and a tiled splashback.

### **Bathroom**

6' 9" x 5' 7" ( 2.06m x 1.70m )

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, marble effect flooring, a white heated towel rail, spot lights, extractor fan and part tiled walls.

### **Master Bedroom**

12' 5" x 9' 6" ( 3.78m x 2.90m )

A double glazed door leading to the balcony, an electric radiator, carpet flooring and a double, built in, sliding, mirrored wardrobe.

### **Balcony**

With a glass balustrade, direct river views and space for a small table and chairs.

### **Bedroom Two**

8' 2" x 7' 6" ( 2.49m x 2.29m )

Double glazed window to the side with direct river views, carpet flooring and one electric radiator.



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## Merlin Court Pooleys Yard, Ipswich

- No onward chain
- Two large double bedrooms
- Impressive balcony with river views
- Open plan kitchen/diner/lounge
- Situated adjacent to Ipswich Train Station

Tenure: Leasehold EPC Rating: B

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.

guide price

**£135,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS119657 - 0005

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