



Hope Court, Ipswich, IP3 0DW

welcome to

Hope Court, Ipswich

Public Notice: 7 Hope Court, Ipswich, IP3 0DW. We are acting in the sale of the above property and have received an offer of £75,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - C.

Entrance Hall

7' x 4' 2" (2.13m x 1.27m)

Carpet flooring, storage cupboard and a entry phone system.

Lounge/Diner

18' 2" x 10' 3" Max (5.54m x 3.12m Max)

Open plan lounge/diner benefiting from a Juliet balcony to the front aspect, carpet flooring, electric radiator and TV point.

Kitchen

10' 4" x 6' (3.15m x 1.83m)

Eye and base wooden units with stone effect work tops, stainless steel 1 and a half bowl sink with drainer unit and a chrome mixer tap, tiled splash back, integrated oven with electric hob and extractor hood, space for a washing machine and fridge freezer, tile effect flooring and a double glazed window facing the front aspect.

Bathroom

8' x 6' (2.44m x 1.83m)

Enclosed WC, wash hand basin with a tiled splash back, bath with overhead shower and a glass screen, tile effect flooring and a extractor fan.

Master Bedroom

12' 2" x 10' Max (3.71m x 3.05m Max)

Double glazed window facing the front aspect, carpet flooring and an electric radiator.



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Hope Court, Ipswich

- No onward chain
- Large bedroom
- Modern bathroom
- Open plan lounge/diner with Juliet balcony
- Separate kitchen

Tenure: Leasehold EPC Rating: C

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.

£75,000



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

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Property Ref:
IPS119700 - 0009

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.



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