

**Childers Court, Ipswich, IP3 0DU** 

william h brown

## welcome to

# **Childers Court, Ipswich**

This well-presented first floor apartment benefits from two double bedrooms, a large, open plan lounge/diner, a spacious kitchen, a seperate bathroom, an en suite to the master bedroom and one allocated parking space.













#### **Entrance Hall**

13' 6" x 3' 4" ( 4.11m x 1.02m )

Spacious entrance hall with wood effect flooring, a storage cupboard, an airing cupboard, one radiator, loft hatch and an entry phone system.

## Lounge/Diner

18' 4" x 10' 2" ( 5.59m x 3.10m )

Spacious, open plan lounge/diner with a pitched roof, two double glazed windows to the rear, two radiators, wood effect flooring, TV point and an open archway leading to the kitchen.

#### Kitchen

10' 2" x 8' 5" ( 3.10m x 2.57m )

A range of eye and base level units in wood with grey marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with gas hob and extractor hood, space for a washing machine, fridge/freezer and dishwasher, tiled splashback, fitted down lighters, tiled effect flooring, double glazed window to the front and an open archway leading to the lounge/diner.

#### **Master Bedroom**

10' 4" x 10' 1" ( 3.15m x 3.07m )

Double glazed window to the front, wood effect flooring, one radiator, a feature panelled wall and a door leading to the en suite.

#### **En Suite**

10' 1" x 3' 8" ( 3.07m x 1.12m )

A double shower with glass enclosure, tiled splashback, low level WC, pedestal wash hand basin, part tiled walls, Porcelain tiled flooring, shaver point, extractor fan, one radiator and a Velux window.

### **Bedroom Two**

10' 3" x 7' 7" (  $3.12m \times 2.31m$  )

Double glazed window to the front, wood effect flooring and one radiator.

#### **Bathroom**

7' x 6' 5" ( 2.13m x 1.96m )

A Velux window, low level WC, pedestal wash hand basin, a bath with overhead shower, part tiled walls, Porcelain tiled flooring, one radiator, shaver point and extractor fan.

## **Parking**

One allocated parking space to the rear of the property.





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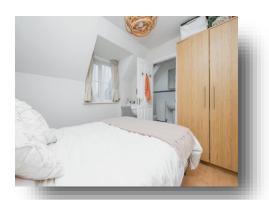
- Large, open plan lounge/diner
- Spacious kitchen
- Two double bedrooms
- Top floor apartment
- One allocated parking space

## Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£135,000







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Please note the marker reflects the postcode not the actual property

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Property Ref: IPS119136 - 0003 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.

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