



St. Helens Street, Ipswich, IP4 2LX



**william
h brown**

welcome to

St. Helens Street, Ipswich

This well-presented first floor apartment benefits from two large double bedrooms, a spacious lounge, a seperate kitchen, a private balcony and permit parking in the communal car park.



Entrance Hall

15' 1" x 2' 9" (4.60m x 0.84m)

Wood effect flooring, one radiator, an entry phone system and loft hatch.

Lounge

15' 2" x 11' 7" (4.62m x 3.53m)

Dual aspect double glazed windows over-looking the communal front garden, wood effect flooring, one radiator, TV point and a door leading to the private balcony.

Balcony

A cladded exterior and space for a small table and chairs.

Kitchen

9' 9" x 8' 8" (2.97m x 2.64m)

Eye and base level units in wood with stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, a boxed in boiler, tiled effect flooring, a double glazed window to the rear, one radiator, space for a cooker, fridge/freezer, washing machine and dishwasher.

Master Bedroom

14' 4" x 9' 3" (4.37m x 2.82m)

Double glazed windows to the front and side, carpet flooring and one radiator.

Bedroom Two

10' 2" x 8' 9" (3.10m x 2.67m)

Double glazed windows to the side, carpet flooring and one radiator.

Bathroom

6' 8" x 5' 7" (2.03m x 1.70m)

Low level WC, pedestal wash hand basin, a bath with shower attachment and tiled splashback, one radiator, part tiled walls, tiled flooring and double glazed window to the rear.

Outside

A brick shed on the ground floor, which is used for storage and sold as seen. This shed has a broken door and window, which is not likely to be repaired by the current vendor. There is large storage cupboard on the landing opposite the front door.



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St. Helens Street, Ipswich

- Two large double bedrooms
- Spacious lounge
- Private balcony
- Permit parking in the communal car park
- Town centre location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Dec 2003. 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

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119798 - 0005

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