



**Yeoman Close, Ipswich, IP1 2QE**



**welcome to**

## **Yeoman Close, Ipswich**

This beautiful, third floor apartment has been completely refurbished throughout, to a very high standard and boasts two double bedrooms, a stunning, contemporary bathroom, an open plan kitchen/diner/lounge with Wren fitted kitchen, a private balcony with river views and one allocated parking space.



### Entrance Hall

Stylish entrance hall with engineered oak flooring, painted walls, one radiator and an airing cupboard.

### Kitchen/Diner/Lounge

26' 4" x 12' ( 8.03m x 3.66m )

This stunning room has been completely renovated by the current vendor and boasts engineered oak flooring in the lounge area, a door to the balcony, double glazed window to the rear with river views, TV point, a feature brick chimney breast with cladding, space for an electric fire with tiled surround, one electric radiator, spot lights, a breakfast bar area with seating, oak work top, storage space and wine cooler. The kitchen itself benefits from tiled flooring, eye and base level Wren units in dark grey with oak worktop surfaces, ample storage space, a black sink plus drainer and black flexi mixer tap, a brick splashback, an integrated fridge/freezer, an integrated washer/dryer and an integrated oven with induction hob and black extractor hood.

### Master Bedroom

16' 1" x 8' 3" ( 4.90m x 2.51m )

Double glazed window to the rear, carpet flooring, one electric radiator and a double built in wardrobe.

### Bedroom Two

11' 9" x 7' 3" ( 3.58m x 2.21m )

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

### Bathroom

7' 3" x 5' 7" ( 2.21m x 1.70m )

Stunning bathroom, which has been renovated by the current vendor, with a roll top standalone bath on a raised tiled base, standalone chrome taps, shower attachment and waterfall showerhead, enclosed WC, an oval standalone sink with oak surface, chrome heated towel rail, extractor fan, part clad and part tiled walls and tiled flooring.

### Balcony

11' 5" x 3' 7" ( 3.48m x 1.09m )

Hard tiled flooring, a shingle area, a balustrade, a partially clad area, river views and space for a small table and chairs.

### Parking

One allocated, secure, underground parking space with fob entry.



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- Completely refurbished throughout
- Two double bedrooms
- Open plan kitchen/diner/lounge
- Private balcony with river views
- One allocated, secure, underground parking space with fob entry.

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£125,000 - £135,000**



Please note the marker reflects the postcode not the actual property

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