



**Siloam Place, Ipswich, IP3 0FF**



**welcome to**

**Siloam Place, Ipswich**

This well-presented, two bedroom ground floor apartment is situated in central Ipswich, close to the Waterfront and benefits from a spacious lounge/diner and allocated parking.



### **Entrance Hall**

22' 1" x 4' 9" ( 6.73m x 1.45m )

Vinyl flooring, an entry phone system and an airing cupboard.

### **Lounge/Kitchen**

18' 2" x 15' 6" ( 5.54m x 4.72m )

Two double glazed windows to the side, vinyl flooring, TV point, one electric radiator, grey wood effect flooring throughout, a range of eye and base level units in wood with marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome tap, an integrated oven with electric hob and extractor hood, tiled splashback, space for fridge/freezer, washing machine and tumble dryer.

### **Bathroom**

7' 6" x 5' 7" ( 2.29m x 1.70m )

Double glazed window to the side, an enclosed WC, an inset sink, a bath with overhead shower and glass screen, tiled splashback, grey vinyl flooring, one electric radiator and an extractor fan.

### **Bedroom One**

15' 4" x 11' 6" ( 4.67m x 3.51m )

Double glazed to the rear, one radiator and grey wood effect flooring.

### **En Suite**

Enclosed WC, wash hand basin sink with chrome mixer tap and tiled surround, a shower with foldable glass screen and tiled splashback, extractor fan, one electric heater and grey vinyl flooring

### **Bedroom Two**

11' 5" x 8' 3" ( 3.48m x 2.51m )

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



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welcome to

## Siloam Place, Ipswich

- Two bedrooms
- Spacious apartment
- Allocated parking
- Walking distance to Ipswich Town Centre
- Close to the Waterfront

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS119741 - 0002

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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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