

Siloam Place, Ipswich, IP3 0FF

# welcome to

# Siloam Place, Ipswich

\*\*\*\*\*\*\*\*\*\* GUIDE PRICE £125,000 - £135,000 \*\*\*\*\*\*\*\*\* This well-presented, two bedroom ground floor apartment in 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.





## 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

Council Tax Band: B Service Charge: 2700.00

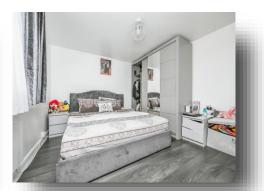
Ground Rent: Ask Agent

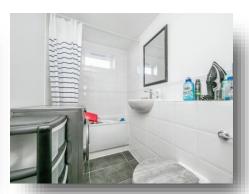
This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## guide price

# £125,000 - £135,000









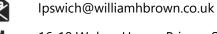
Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/IPS119741



Property Ref: IPS119741 - 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.





01473 226101

william h brown

16-18 Wolsey House, Princes Street, IPSWICH, Suffolk, IP1 1QT



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.