



Museum Street, Ipswich, IP1 1HE

welcome to

Museum Street, Ipswich

This beautiful, one bedroom, ground floor apartment benefits from a sunken lounge with overhead dining room, a contemporary kitchen, a private entrance, a communal courtyard and COMPLETE ONWARD CHAIN!



Entrance Hall

15' 8" x 5' 5" (4.78m x 1.65m)

Stunning entrance hall with a sky light, grey wood effect flooring throughout, spot lights and a banister overlooking the lounge area.

Lounge

8' 8" x 7' 5" (2.64m x 2.26m)

A sunken lounge with carpet flooring, spot lights, an understairs storage space, a staircase leading up to the hallway and one electric radiator.

Kitchen

10' 8" x 9' 5" max (3.25m x 2.87m max)

Beautifully presented kitchen with eye and base level handle less units with wood effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with an induction hob and extractor hood, an integrated fridge/freezer, an integrated washer dryer, spot lights, tiled splashback throughout, a sky light and a small staircase leading up to the dining room.

Dining Room

9' 8" x 6' 9" (2.95m x 2.06m)

Open plan room with grey wood effect flooring, spot lights, an opening to the kitchen, a banister overlooking the lounge area and one electric radiator.

Cloakroom

6' 6" x 2' 6" (1.98m x 0.76m)

Hexagon tiled flooring, low level WC, wash hand basin with storage overhead and loft hatch.

Master Bedroom

16' 1" x 11' 1" (4.90m x 3.38m)

Sash window to the rear, arched windows, one electric radiator, grey wood effect flooring, spot lights, beautiful high ceilings and a door leading to the en suite.

En Suite

8' x 3' 9" (2.44m x 1.14m)

Low level WC, a double shower with glass enclosure, chrome heated towel rail, spot lights, extractor fan and marble effect tiled flooring.



view this property online williamhbbrown.co.uk/Property/IPS119982



welcome to

Museum Street, Ipswich

- Complete onward chain
- Private entrance & communal courtyard
- Sunken lounge with overhead dining room
- Contemporary kitchen
- Character finishes with modern touches

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS119982



Property Ref:
IPS119982 - 0002

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.

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.



william h brown



01473 226101



Ipswich@williamhbrown.co.uk



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



williamhbrown.co.uk