

Flat 1 Museum Street, Ipswich, IP1 1HE



welcome to

Flat 1 Museum Street, Ipswich

This well-presented, ground floor apartment is situated in a prime location close to Ipswich Town Centre and benefits from two large double bedrooms, an open plan kitchen/lounge/diner, a contemporary bathroom and one allocated parking space.













Entrance Hall

16' 6" x 3' 5" (5.03m x 1.04m) Grey wood effect flooring and spot lights.

Kitchen/Lounge/Diner

19' 6" x 16' 4" (5.94m x 4.98m) Open plan room with French doors to the rear with bespoke fitted shutters, grey wood effect flooring to the lounge area, white marble effect flooring to the kitchen, spot lights, overhanging down lighters in the kitchen/breakfast bar area, TV point, eye and base level units in matte grey shaker style with quartz worktop surfaces, an inset sink plus drainer and chrome flexi mixer tap, an integrated oven with electric hob (not currently working) and extractor hood, an integrated fridge/freezer, space for a washing machine and a large breakfast bar over hang with space for multiple bar stools.

Master Bedroom

12' 2" x 11' 6" (3.71m x 3.51m) A sash window to the front, spot lights, carpet flooring, one electric radiator and panelled walls.

Bedroom Two

10' 6" x 9' 1" ($3.20m \times 2.77m$) Single glazed window side, a sash window to the rear, one electric radiator and spot lights.

Bathroom

8' 3" x 5' 1" (2.51m x 1.55m) Single glazed window to the side, chrome heated towel rail, marble effect tiled flooring, partially tiled walls, a double shower with glass enclosure, waterfall showerhead and shower attachment, low level WC, a suspended vanity sink, extractor fan and shaver point.

Parking One allocated parking space to the rear.





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Flat 1 Museum Street, Ipswich

- Two large double bedrooms
- Ground floor living
- Open plan kitchen/lounge/diner
- Beautifully presented kitchen
- One allocated parking space

Tenure: Leasehold EPC Rating: F

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000





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Property Ref: IPS119986 - 0004 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

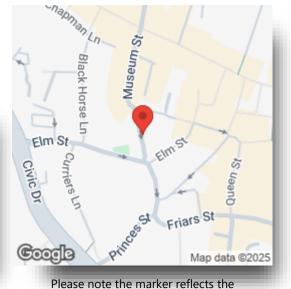


 ${\it lpswich@williamhbrown.co.uk}$

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



williamhbrown.co.uk



postcode not the actual property