



**Bruff Road, Ipswich, IP2 8GX**



**welcome to**

**Bruff Road, Ipswich**

Guide price £120,000-£125,000 This well-presented, 2nd floor apartment benefits from two double bedrooms, a modern bathroom, one allocated parking space and NO ONWARD CHAIN!



### **Entrance Hall**

17' x 3' 1" ( 5.18m x 0.94m )

Large, spacious entrance hall with carpet flooring, two large storage cupboards and one radiator.

### **Lounge**

13' 6" x 11' 7" ( 4.11m x 3.53m )

Double glazed window to the front, carpet flooring, one radiator, TV point and an opening leading to the kitchen.

### **Kitchen**

9' 5" x 7' 5" ( 2.87m x 2.26m )

Eye and base level units in wood with stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, a wall mounted, gas fired boiler, an integrated oven with gas hob and extractor hood, space for a fridge/freezer and washing machine, tiled splashback, tiled effect flooring, double glazed window to the rear and an opening leading to the lounge.

### **Master Bedroom**

13' 6" max x 9' 9" ( 4.11m max x 2.97m )

Dual aspect double glazed windows to the front, carpet flooring, one radiator and a double built in wardrobe.

### **Bedroom Two**

11' 6" x 7' 3" ( 3.51m x 2.21m )

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

### **Bathroom**

7' 4" x 6' 8" ( 2.24m x 2.03m )

Low level WC, pedestal wash hand basin, double glazed window to the rear, a bath with shower attachment and glass screen, part tiled walls, tiled effect flooring, extractor fan, spot lights and one radiator.

### **Parking**

One allocated parking space.



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## welcome to Bruff Road, Ipswich

- No onward chain
- Light filled, 2nd floor apartment
- Two double bedrooms
- Modern bathroom
- One allocated parking space

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1346.16

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 99 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

# £120,000 - £125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS120159 - 0004

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