



**Alnesbourn Crescent, Ipswich, IP3 9GD**



**welcome to**

## **Alnesbourn Crescent, Ipswich**

This well-presented, first floor apartment benefits from two, large double bedrooms, both with built in wardrobes, a seperate kitchen, a beautiful balcony with pleasant views, one allocated parking space and a COMPLETE ONWARD CHAIN!



### Entrance Hall

Wood effect flooring, one electric radiator, an entry phone system and an airing cupboard.

### Lounge

18' 7" x 11' 6" ( 5.66m x 3.51m )

Double glazed window to the front, a French door leading to the balcony, carpet flooring, one electric radiator, TV point and an opening leading to the kitchen.

### Balcony

9' 9" x 4' 2" ( 2.97m x 1.27m )

Tiled flooring, a balustrade and pleasant views across greenery.

### Kitchen

8' 8" x 8' 8" ( 2.64m x 2.64m )

Double glazed window to the front, tiled effect flooring, eye and base level units in white with marble effect worktop surfaces, a sink plus drainer and chrome mixer tap, tiled splashback throughout, an integrated oven with electric hob and extractor hood and space for a washing machine and fridge/freezer.

### Master Bedroom

15' 9" x 9' 8" max ( 4.80m x 2.95m max )

Two double glazed windows to the front, carpet flooring, one electric radiator and a full wall of built in sliding wardrobes.

### Bedroom Two

9' 6" x 8' 8" ( 2.90m x 2.64m )

Double glazed window to the rear, one electric radiator and a full wall of built in sliding wardrobes.

### Bathroom

11' 6" x 9' 5" max ( 3.51m x 2.87m max )

Large, four piece bathroom with an enclosed WC with matching vanity sink and fitted double cabinet, a walk in shower with handle less glass enclosure and tiled splashback, a bath with shower attachment, black sparkle tiled flooring, one electric radiator, extractor fan, double glazed window to the front and part tiled walls.

### Parking

One allocated parking space.



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## **Alnesbourn Crescent, Ipswich**

- Complete onward chain
- Two large double bedrooms
- Built in wardrobes to both bedrooms
- Balcony with pleasant views
- One allocated parking space

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

IPS120127 - 0002

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**william h brown**



**01473 226101**



[Ipswich@williamhbrown.co.uk](mailto:Ipswich@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**