

Arcade Street, Ipswich, IP1 1EX



welcome to

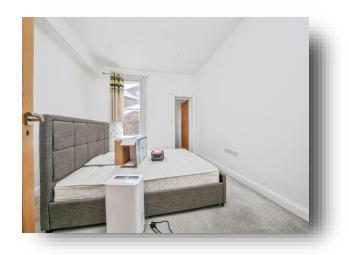
Arcade Street, Ipswich

This well-presented, ground floor apartment benefits from two double bedrooms, an open plan kitchen/diner/lounge with integrated appliances, a modern bathroom, a seperate cloakroom off the 2nd bedroom, a large cellar and a South facing courtyard. NO ONWARD CHAIN!!













Communal Corridor

Secure bike store.

Entrance Hall

24' 7" x 4' 6" (7.49m x 1.37m) Stunning, long sweeping entrance hall with wood effect flooring, one radiator, spot lights, an entry phone system and a door leading to the cellar.

Kitchen/Diner/Lounge

21' 5" x 14' 6" (6.53m x 4.42m)

Beautiful, open plan, light room with wood effect flooring, one radiator, spot lights, TV point, a door leading to the hall, a full wall of sash windows to the front, space for a sofa set and small table and chairs, an opening to the kitchen, eye and base level units in shaker style grey with quartz worktop surfaces, a stainless steel sink plus drainer and chrome flexi mixer tap, an integrated oven with electric hob and extractor hood, an integrated microwave, washing machine and fridge/freezer.

Master Bedroom

13' x 12' 5" ($3.96m \times 3.78m$) Carpet flooring, TV point, double built in wardrobe, sash window to the rear, one radiator, spot lights and a door leading to the private courtyard garden.

Cloakroom

7' 2" x 3' 5" ($2.18m\ x\ 1.04m$) Tiled flooring, low level WC, pedestal wash hand basin, one radiator, spot lights and two sash windows to the side,

Bedroom Two

11' 9" x 11' 3" ($3.58m \times 3.43m$) Carpet flooring, sash window to the rear, TV point, one radiator and a door to the cloakroom.

Bathroom

7' 4" x 6' 4" (2.24m x 1.93m)

Marble effect partially tiled walls, marble effect tiled flooring, enclosed WC, pedestal wash hand basin, spot lights, extractor fan, a fitted mirror, chrome heated towel rail, shaver point and a bath with central chrome mixer tap, waterfall shower, further shower attachment and glass screen.

Cellar

A staircase from the hall leading down and generous head height.. This cellar is currently used for storage.

Rear Courtyard

Paved courtyard which is fully South facing, with a side access and a walled border.





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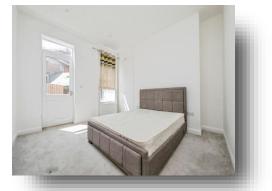
- Two double bedrooms
- Open plan kitchen/diner/lounge with integrated appliances
- Large cellar
- Modern bathroom & seperate cloakroom
- South facing courtyard

Tenure: Leasehold EPC Rating: C Council Tax Band: B Service Charge: 3024.00 Ground Rent: 162.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£165,000 - £175,000





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Property Ref: IPS120302 - 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.

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