



Coytes Gardens, Ipswich, IP1 1PS

welcome to

Coytes Gardens, Ipswich

This 2nd floor apartment is situated in Ipswich Town centre and benefits from two double bedrooms, a large lounge, a seperate kitchen, ample storage space and NO ONWARD CHAIN! CASH BUYERS ONLY!

Entrance Hall

20' 2" x 3' 4" (6.15m x 1.02m)

Carpet flooring, one radiator, a storage cupboard, an entry phone system and doors to all other rooms.

Agents Note:

Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

Lounge

17' 3" x 13' 7" (5.26m x 4.14m)

Double glazed window to the front, carpet flooring, one radiator, TV point, a sliding door to the kitchen and wall hung lights.

Kitchen

8' 1" x 7' (2.46m x 2.13m)

Eye and base level units in wood with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with gas hob and extractor hood, space for a washing machine and fridge/freezer, tiled splashback throughout, a wall mounted gas fired boiler, spot lights, extractor fan, a sliding door to the lounge and double glazed window to the front.

Master Bedroom

13' 4" x 10' 1" (4.06m x 3.07m)

Double glazed window to the side, carpet flooring, one radiator and a built in sliding wardrobe.

Bedroom Two

10' max x 9' 8" (3.05m max x 2.95m)

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

Bathroom

9' 6" x 5' 5" max (2.90m x 1.65m max)

Low level WC, pedestal wash hand basin, a bath with overhead shower, part tiled walls, tiled flooring, extractor fan and spot lights.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to Coytes Gardens, Ipswich

- CASH BUYERS ONLY
- No onward chain
- Two double bedrooms
- Large lounge
- Seperate kitchen

Tenure: Leasehold EPC Rating: B

Council Tax Band: A 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.

£80,000



view this property online williamhbrown.co.uk/Property/IPS120335



Property Ref:

IPS120335 - 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



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



williamhbrown.co.uk