

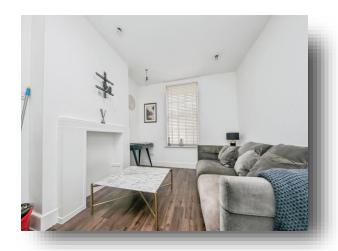
Museum Street, Ipswich, IP1 1HZ

# welcome to

# **Museum Street, Ipswich**

This attractive, ground floor apartment is Grade II listed and boasts three large bedrooms, an open plan kitchen/diner/lounge, an en suite to the master bedroom, a seperate bathroom, under floor heating throughout and many original features.

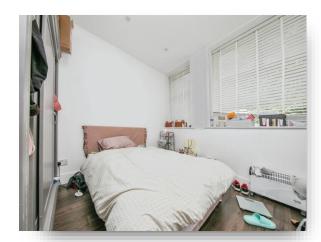












#### **Entrance Hall**

13' 7" x 3' 9" ( 4.14m x 1.14m )

Wood effect flooring with under floor heating, spot lights and door leading to the living area and bedroom.

### Kitchen/Diner/Lounge

23' 6" x 12' 2" max ( 7.16m x 3.71m max )

Stunning, open plan room with sash windows to the front and rear, fitted shutters, wood effect flooring with under floor heating throughout, spot lights, TV point, an opening leading to the kitchen, a large hang over breakfast bar with ample seating space, eye and base level units in cashmere with wood effect worktop surfaces, an integrated fridge/freezer, washing machine, dishwasher, and oven with induction hob and extractor hood a ceramic sink plus drainer and chrome mixer tap, spot lights and ample space for a table, chairs and sofa set up.

#### **Master Bedroom**

10' 8" x 10' 5" ( 3.25m x 3.17m )

Two sash windows to the rear, wood effect flooring with under floor heating, an airing cupboard, spot lights and a door leading to the en suite.

#### **En Suite**

6' 1" x 5' 5" ( 1.85m x 1.65m )

Window to the side, tiled flooring, partially tiled walls, low level WC, vanity sink, a shower with glass enclosure, waterfall showerhead and shower attachment, extractor fan and spot lights.

#### **Bedroom Two**

13' 4" x 13' 4" ( 4.06m x 4.06m )

Sash window to the front with fitted shutters, spot lights and wood effect flooring with under floor heating.

## **Bedroom Three/Snug**

13' 5" x 11' 7" ( 4.09m x 3.53m )

Sash window to the front, spot lights, wood effect flooring with under floor heating,

#### **Bathroom**

6' 4" x 5' 8" ( 1.93m x 1.73m )

Low level WC, vanity sink, a double shower with glass enclosure and tiled splashback, tiled flooring with under floor heating, partially tiled walls, extractor fan and spot lights.

## **Agents Note:**

Please note the Ground Rent on this property is included in the Service Charge.





## welcome to

# **Museum Street, Ipswich**

- Grade II listed, character conversion
- Three large bedrooms
- Open plan kitchen/diner/lounge
- En suite & seperate bathroom
- Under floor heating throughout

Tenure: Leasehold EPC Rating: G

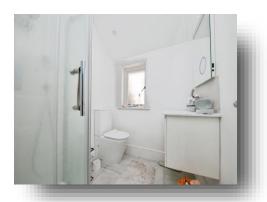
Council Tax Band: C Service Charge: 1252.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Nov 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

# £230,000 - £240,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/IPS120196



Property Ref: IPS120196 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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)

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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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