



Foundation Street, Ipswich, IP4 1BS

welcome to

Foundation Street, Ipswich

This maisonette is situated in Ipswich Town Centre and benefits from two double bedrooms, a fully fitted kitchen, an en suite, a seperate bathroom and NO ONWARD CHAIN!!



Entrance Hall

Carpet flooring, one electric radiator and stairs up to the first floor.

Landing

Wood effect flooring, on electric radiator and loft hatch.

Kitchen/Diner/Lounge

19' 2" x 18' 4" max (5.84m x 5.59m max)

Large, L shaped kitchen/diner/lounge with two double glazed windows to the front, wood effect flooring throughout, one electric radiator, a storage cupboard, an airing cupboard, eye and base level units in grey with granite worktop surfaces, an inset sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, an integrated fridge, freezer and washing machine, tiled splashback, spot lights and a breakfast bar.

Master Bedroom

14' 1" x 10' 1" (4.29m x 3.07m)

Carpet flooring, double glazed window to the rear, one electric radiator, TV point, wall hung lights and a door to the en suite.

En Suite

6' 5" x 5' (1.96m x 1.52m)

Low level WC, pedestal wash hand basin, a corner shower with glass enclosure, fully tiled walls and flooring, extractor fan, spot lights and shaver point.

Bedroom Two

10' 3" x 8' 2" (3.12m x 2.49m)

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

Bathroom

7' 5" x 4' 6" (2.26m x 1.37m)

Low level WC, pedestal wash hand basin, P bath with overhead shower and glass screen, extractor fan, shaver point, white heated towel rail, fully tiled flooring and walls.



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Foundation Street, Ipswich

- No onward chain
- Two double bedrooms
- En suite & seperate bathroom
- Fully fitted kitchen
- Maisonette

Tenure: Leasehold EPC Rating: C

Council Tax Band: C 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.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120668 - 0003

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.



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