

**Stoke Street, Ipswich IP2 8BX** 



## welcome to

# **Stoke Street, Ipswich**

This well-presented, ground floor, one bedroom apartment is situated in Ipswich Town Centre and has tenants in situ, making this property the perfect investment opportunity.













#### **Entrance Hall**

6' 8" x 6' 4" ( 2.03m x 1.93m )

Wood effect flooring, a wall papered wall and one radiator.

### Kitchen/Lounge

15' 4" x 12' 2" ( 4.67m x 3.71m )

Sash window to the front, wood effect flooring, one radiator, eye and base level nits in wood with grey stone effect worktop surfaces, and integrated oven with electric hob and extractor hood, space for a washing machine and fridge/freezer, a stainless steel sink plus drainer and chrome mixer tap, a wall papered wall, wood effect flooring and extractor fan.

#### **Bathroom**

9' 3" x 6' 8" ( 2.82m x 2.03m )

Low level WC, pedestal wash hand basin, a bath with chrome taps, tiled flooring, partially tiled walls, extractor fan and one radiator.

#### **Master Bedroom**

15' 7" x 8' 3" ( 4.75m x 2.51m )

Sash window to the rear, wood effect flooring, one radiator and a boiler.





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- Tenants in situ, paying £650 pcm
- Good condition throughout
- Open plan kitchen/lounge
- Short walk to Ipswich Marina & Train Station
- Ipswich Town Centre location

Tenure: Leasehold EPC Rating: D

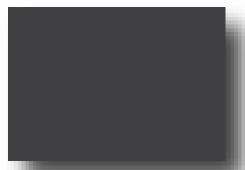
Council Tax Band: A Service Charge: Ask Agent

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.

# £75,000





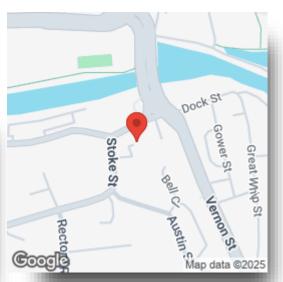


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Property Ref: IPS120738 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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Please note the marker reflects the postcode not the actual property





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