



Postmill Close, Ipswich, IP4 2RF

welcome to

Postmill Close, Ipswich

This well-presented, two bedroom, ground floor flat is situated in a quiet Close and benefits from low Service Charge and Ground Rent, ample on street parking and NO ONWARD CHAIN!



Entrance Hall

A storage cupboard, one radiator and an airing cupboard.

Lounge

16' x 12' 3" (4.88m x 3.73m)

Double glazed windows to the front and side, two radiators, a wall papered wall, wall hung lights, TV point and an electric fireplace.

Kitchen

8' 2" x 7' 9" (2.49m x 2.36m)

Double glazed window to the side, a boiler, stone effect flooring, eye and base level units in wood with stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, tiled splashback and space for a cooker, washing machine and fridge/freezer.

Bathroom

8' 4" max x 6' 1" (2.54m max x 1.85m)

Low level WC, pedestal wash hand basin, a P bath with shower attachment, part tiled walls, stone effect flooring and an extractor fan.

Master Bedroom

12' 3" x 10' (3.73m x 3.05m)

Double glazed window to the side and one radiator.

Bedroom Two

11' 6" x 8' (3.51m x 2.44m)

Double glazed window to the side and one radiator.



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Postmill Close, Ipswich

- No onward chain
- Ground floor apartment
- Low Service Charge & Ground Rent
- Ample on street parking
- Short walk to Ipswich Town Centre & Marina

Tenure: Leasehold EPC Rating: C

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.

£100,000



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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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