



**Yeoman Close, Ipswich, IP1 2QE**

**welcome to**

**Yeoman Close, Ipswich**

This one bedroom flat benefits from an open plan kitchen/lounge/diner, a modern bathroom with window, a large balcony, accessed from the lounge & bedroom, ample storage space and secure parking. NO ONWARD CHAIN!



### **Entrance Hall**

Tiled effect flooring, one electric radiator, an entry phone system and a double storage cupboard.

### **Bathroom**

6' 4" x 5' 6" ( 1.93m x 1.68m )

Double glazed window to the side, low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, partially tiled walls, wood effect flooring, extractor fan, one electric radiator and shaver point.

### **Kitchen/Diner/Lounge**

24' 2" x 12' 9" max ( 7.37m x 3.89m max )

Open plan room with double glazed window to the front, a door to the balcony, carpet flooring to the lounge area, tiled effect flooring to the kitchen area, electric radiators, TV point, eye and base level units in white with stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, spot lights and space for a washing machine and fridge/freezer.

### **Balcony**

A decking area and a steel balustrade.

### **Bedroom**

11' 2" x 11' 3" ( 3.40m x 3.43m )

Double glazed window to the front, a door to the balcony, carpet flooring, one electric radiator and a double built in wardrobe.



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## **Yeoman Close, Ipswich**

- No onward chain
- Open plan kitchen/lounge/diner
- Modern bathroom with window
- Large balcony, accessed from the lounge & bedroom
- Secure parking

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.

# **£70,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:

IPS120558 - 0002

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