



Broadwater Gardens, Shotley Gate, Ipswich, IP9 1QB

welcome to

Broadwater Gardens, Shotley Gate, Ipswich

This well-presented, ground floor maisonette benefits from two double bedrooms, a cosy lounge with fitted wood burner, a modern kitchen, a rear garden and one allocated parking space.



Entrance Hall

17' 2" x 6' 2" max (5.23m x 1.88m max)

Wood effect flooring, one storage radiator and a storage cupboard.

Lounge

13' 2" max x 11' 8" (4.01m max x 3.56m)

Cosy, bay fronted lounge with double glazed window to the front, carpet flooring, one storage radiator, TV point and a fitted wood burner with stone base.

Kitchen

10' 9" max x 9' 1" (3.28m max x 2.77m)

Double glazed window to the rear, a door to the garden, grey wood effect flooring, eye and base level units in white with oak worktop surfaces, a butler sink with brass mixer tap, an integrated oven with induction hob and extractor hood, an integrated fridge/freezer, space for a washing machine, tiled splashback and grey wood effect flooring.

Master Bedroom

13' 6" x 10' (4.11m x 3.05m)

Double glazed window to the front, carpet flooring, one storage radiator and a double, fitted wardrobe with sliding doors.

Bedroom Two

10' x 10' 1" (3.05m x 3.07m)

Double glazed window to the rear, wood effect flooring, one storage radiator and TV point. This room is currently used as a dining room and backs onto the garden.

Shower Room

7' x 6' 1" (2.13m x 1.85m)

Beautiful, contemporary shower room, which has been refurbished to a high standard, with fully tiled walls and flooring in a grey textured tile, a walk in shower with handle less glass enclosure, gold detailing, gold shower attachment and gold waterfall showerhead, an enclosed WC in navy, with matching vanity sink and gold mixer tap, a storage cupboard and double glazed window to the rear.

Outside:

Front Garden

A grassed area, hedging and a path to the front door.

Rear Garden

A path leading to the rear of the garden, a grassed area, a patio seating area and a shed.

Parking

One allocated parking space,



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Broadwater Gardens, Shotley Gate, Ipswich

- Ground floor maisonette
- Two double bedrooms
- Cosy lounge with fitted wood burner
- Zero Ground Rent & £45 per year Service Charge
- Contemporary bathroom

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 45.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120854 - 0002

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