



**Firmin Close, Ipswich, IP1 2BF**

**welcome to**

## **Firmin Close, Ipswich**

This ground floor flat is located in Ipswich Town Centre and benefits from two bedrooms, a contemporary kitchen, a recently fitted modern bathroom, a large storage cupboard and one allocated parking space.

### **Entrance Hall**

Carpet flooring, entry phone system, one radiator and a large storage cupboard.

### **Lounge**

15' 3" x 12' 7" ( 4.65m x 3.84m )

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

### **Kitchen**

10' 4" x 8' 5" ( 3.15m x 2.57m )

Large, contemporary kitchen with a range of eye and base level units in high gloss dark grey with stone effect worktop surfaces, a black inset sink plus drainer and black mixer tap, a boxed in boiler, an integrated oven with integrated microwave, induction hob and extractor hood, space for a fridge/freezer, washing machine and dishwasher, USB sockets, part tiled walls, tiled flooring and double glazed window to the front.

### **Master Bedroom**

11' 8" x 8' 8" ( 3.56m x 2.64m )

Double glazed window to the rear, carpet flooring, one radiator and a double built in wardrobe.

### **Bedroom Two**

11' 7" max x 7' 8" ( 3.53m max x 2.34m )

Double glazed window to the side, carpet flooring and one radiator.

### **Bathroom**

7' 5" x 5' 6" ( 2.26m x 1.68m )

Stunning bathroom which has been recently renovated and boasts an enclosed WC with matching vanity sink and chrome mixer tap, a bath with waterfall showerhead, shower attachment and tiled splashback, marble effect tiled flooring, chrome heated towel rail, shaver point, extractor fan and double glazed window to the rear.

### **Parking**

One allocated parking space to the rear of the property.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)





## welcome to Firmin Close, Ipswich

- Two bedrooms
- Contemporary kitchen
- Recently fitted modern bathroom
- Large storage cupboard
- One allocated parking space

Tenure: Leasehold EPC Rating: C  
Council Tax Band: A Service Charge: 1764.00  
Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2004.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £125,000



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Property Ref:  
IPS120957 - 0003

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