









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





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- Contemporary kitchen
- Recently fitted modern bathroom
- Large storage cupboard
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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

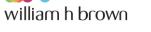


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Property Ref: IPS120957 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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