



Sproughton Road, Ipswich, IP1 5AH

welcome to

Sproughton Road, Ipswich

This first floor maisonette benefits from two double bedrooms, an open plan kitchen/lounge/diner, en suite to master, a seperate bathroom, one allocated parking space and NO ONWARD CHAIN!!



Agents Note:

Upon completion of the purchase of this property, the lease will be extended by a further 90 years with a £0 Ground Rent. Full details will be available from you appointed conveyancer.

Entrance Hall

UPVC front door, carpet flooring, double glazed window to the front and a wide staircase leading to the first floor.

First Floor Landing

15' 6" x 3' 2" (4.72m x 0.97m)

Carpet flooring, under floor heating and an airing cupboard.

Kitchen/Lounge/Diner

17' 3" x 12' 4" (5.26m x 3.76m)

Open plan room with two double glazed windows to the side, carpet flooring to the living/dining area, under floor heating, a range of eye and base level units in white wood with black stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, integrated oven with electric hob and extractor hood, space for a fridge/freezer and washing machine, tiled splashback, spot lights and marble effect flooring to the kitchen.

Master Bedroom

13' 4" x 12' 1" (4.06m x 3.68m)

Double glazed window to the front, carpet flooring, under floor heating and a box bay window to the front.

En Suite

8' 8" x 3' 8" (2.64m x 1.12m)

Low level WC, pedestal wash hand basin, shower with glass enclosure, tiled splashback, marble effect flooring, under floor heating, extractor fan and tiled splashback.

Bedroom Two

13' 5" x 8' 1" (4.09m x 2.46m)

Double glazed window to the front, carpet flooring and under floor heating.

Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

Low level WC, pedestal wash hand basin with chrome taps, tiled splashback, marble effect flooring, under floor heating, extractor fan and shaver point.



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Sproughton Road, Ipswich

- No onward chain
- First floor maisonette
- One allocated parking space
- Two double bedrooms
- Open plan kitchen/lounge/diner

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 900.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120407 - 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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