

KEYSTONE



Fonnereau Road, Ipswich, IP1 3JP

Offers In Excess Of £150,000

Period Apartment
Lounge/Diner
Bathroom
Period Features
Views Across Town

One Bedroom
Kitchen
Communal Gardens
Popular Location
Immaculate Throughout

Fonnereau Road, Ipswich IP1 3JP

KEYSTONE are pleased to offer for sale this STUNNING PERIOD ONE BEDROOM apartment with gorgeous views of town. The property benefits from being walking distance of Christchurch park and offers period features and modern interiors. *****CALL NOW TO ARRANGE YOUR VIEWING*****



Entrance Door

Leading to hallway with built in storage cupboard.

Lounge/Diner

13'8 x 13'3

Window to front, two radiators and feature cast iron fireplace.

Kitchen

7'5 x 6

Fitted with a range of base units and drawers and matching wall mounted cabinets, sink and drainer unit with tiled splash backs, space for washing machine and fridge freezer, built in oven and hob with extractor over and wall mounted boiler.

Bedroom One

15'4 x 10'5

Window to rear and side and radiator.

Bathroom

Fitted with a suite comprising of panel bath with shower over, w/c, pedestal wash basin, built in cupboard, radiator and window to front.

Outside

The property benefits from a communal garden.



Viewings

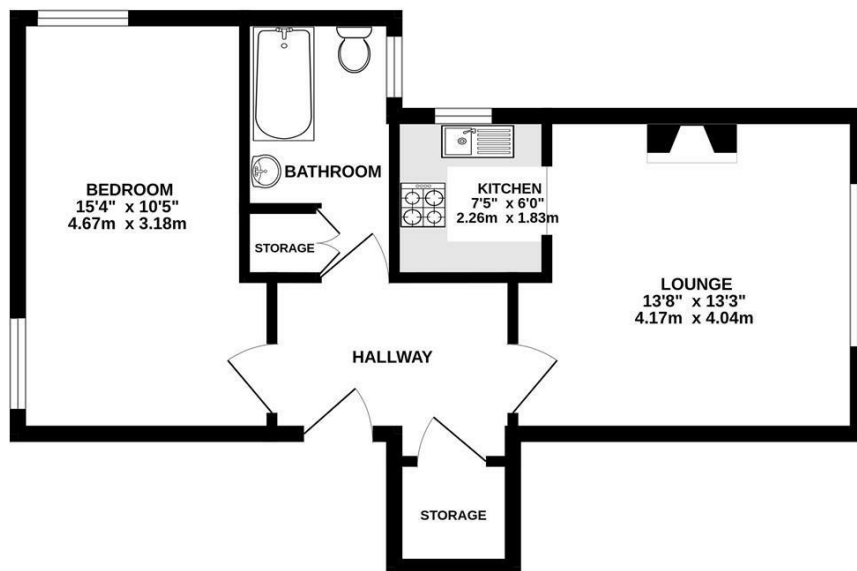
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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