

KEYSTONE



Pooley's Yard, Ipswich, IP2 0AR Offers In Excess Of £100,000

First Floor Apartment
Modern Kitchen
Balcony
Secure Gated Parking
Walking Distance To Station

Two Bedrooms
Lounge/Diner
Modern Bathroom
River Views

Pooleys Yard, Ipswich IP2 0AR

Nestled in the charming Pooleys Yard, this immaculate first-floor apartment offers a delightful living experience with stunning views overlooking the river. The property features two well-proportioned bedrooms, making it ideal for couples, or those seeking a comfortable space to call home.

The apartment boasts a spacious reception room, perfect for relaxation or entertaining guests, while the modern bathroom adds to the overall appeal of the property. One of the standout features is the gated off-road parking, providing both security and convenience for residents.

Situated within walking distance to the train station, this location is perfect for commuters and has no onward chain.

Whether you are looking for a new home or a investment, this apartment in town combines comfort, style, and practicality. Don't miss the chance to make this lovely property your own.



Entrance Door

Leading to hallway with electric heater and built in airing cupboard.

Lounge/Diner

14'2 x 13'2

Patio doors leading to balcony, window to side and two electric heaters.

Kitchen

9'1 x 7'1

Fitted with a range of base units and drawers and matching wall mounted cabinets, built in oven and hob with extractor over, one and a half sink and drainer unit with tiled splash backs, integrated dishwasher, integrated washing machine, integrated fridge freezer and window to rear.

Bedroom One

10'3 x 10'1

Window to front, electric heater and built in wardrobe.

Bedroom Two

9'1 x 7'4

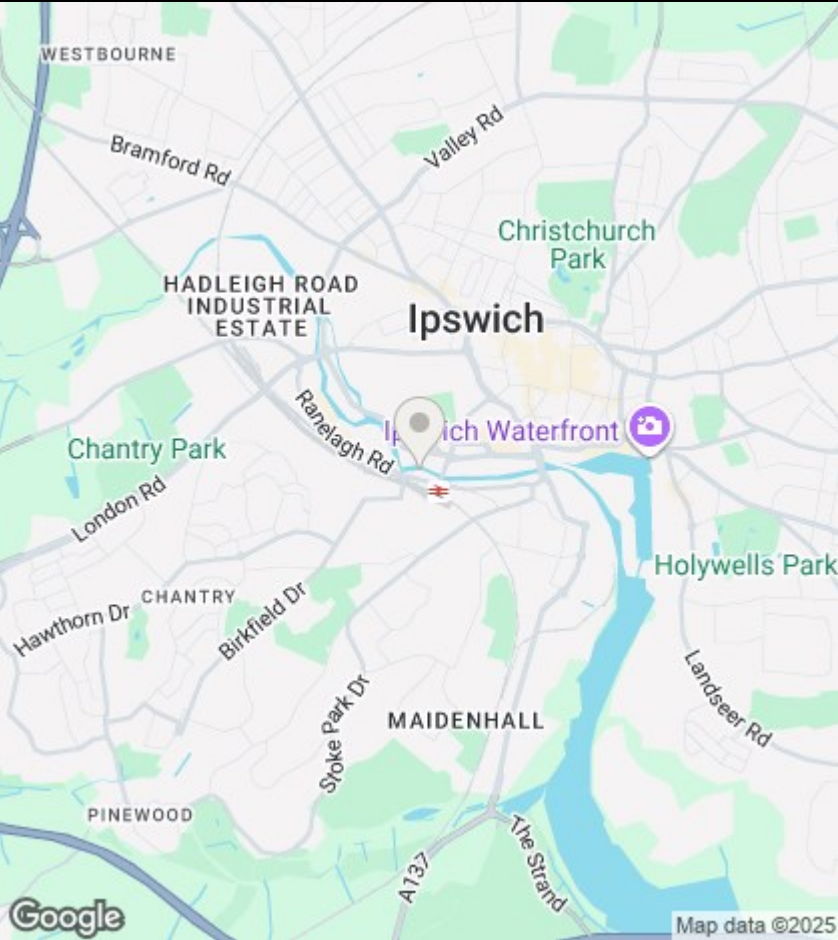
Window to side and electric heater.

Bathroom

Fitted with a suite comprising of panel bath with shower over, w/c, pedestal wash basin and heated towel rail.

Outside

The property benefits from gated secure parking space. There is also a communal garden for residence.



Viewings

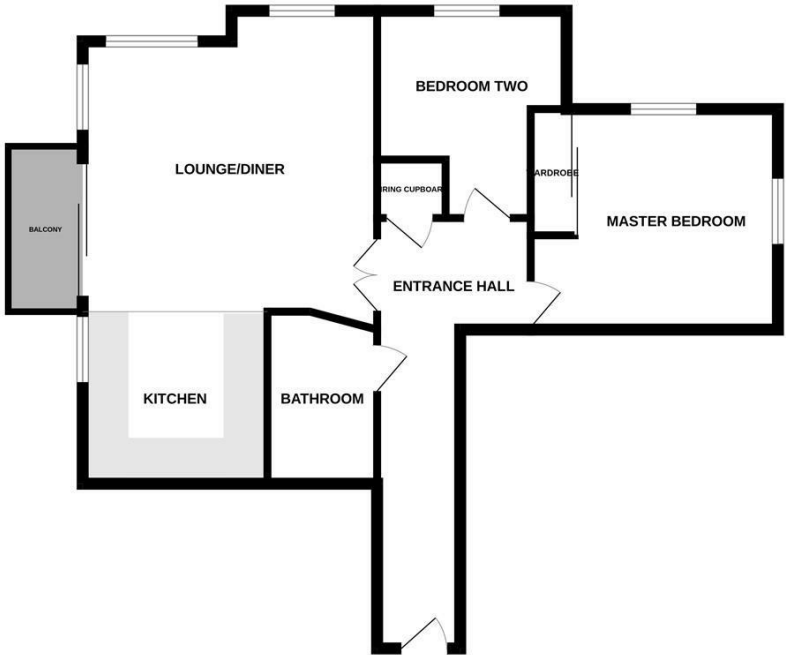
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(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 quality or efficiency can be given.
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