



Poppy Close
Ipswich IP2 0NX

£865.00 pcm Bills not included

MaxwellBrown

Independent Property Agents

To Let– Mid October 2025

A spacious 2nd floor 2 double bed roomed flat situated on the Southern side of Ipswich approximately 1 mile from the mainline rail station and a similar distance from the town centre close to both Gippeswyk & Chantry Park. Hall, lounge, kitchen/diner, bathroom & separate WC, double glazing, gas central heating, phone entry system. Pets are not permitted to live in these flats. There is unfortunately no lift access to the 2nd floor.



Poppy Close, Ipswich IP2 0NX

Sealed unit double glazed door to:

Entrance hall:

Phone entry system, radiator, 3 large built-in storage cupboards, beech effect laminate flooring, access to loft, doors to:

Bedroom 1:

Sealed unit double glazed window to front, radiator, large built-in double & single wardrobes with shelves and hanging rails.

Bedroom 2:

Sealed unit double glazed window to rear, radiator, coving, built-in wardrobes with shelf and hanging rail.

Lounge:

Sealed unit double glazed picture window to front, radiator, coving, built-in storage cupboard, TV aerial socket, internet point and entry 'phone.

Bathroom:

Fitted with a white suite of panelled bath with shower mixer tap, curtain & rail, pedestal hand wash basin, radiator, oak effect laminate flooring, radiator, tiled splashbacks, sealed unit double glazed window.

Separate WC:

With a white low level WC, oak effect laminate flooring, radiator, sealed unit double glazed window to side.

Kitchen/diner:

Fitted with a range of light wood effect units with black worktops including single drainer stainless steel sink unit with mixer tap, cupboard and space under, plumbing for automatic washing machine, cupboards with drawers and shelves, eye level units, extractor fan, Anchor gas fired combination boiler supplying hot water and heating, radiator, built-in shelved pantry, smoke detector, CO monitor, coving, fridge, freezer and automatic washing machine, 2 sealed unit double glazed windows to rear. View over roof tops.

Outside:

The property fronts onto a green, to the rear there is a good sized communal garden, laid to grass with a clothes drying area and bin store area. Gate to the road.

Services:

Mains water, electricity and drainage are connected to the property.

Council Tax: Payable to Ipswich Borough Council. Band A.

Broadband Availability:

Standard 13Mbps

Superfast 80 Mbps

Ultrafast 1000 Mbps

Networks available Virgin Media, City Fibre, Openreach

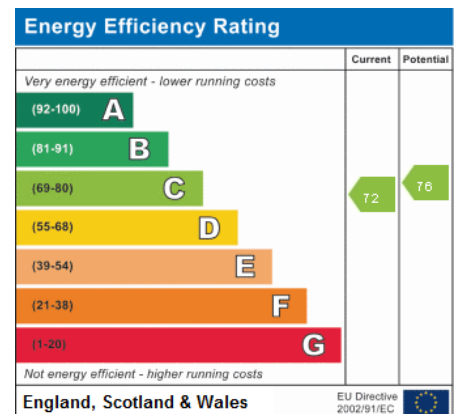
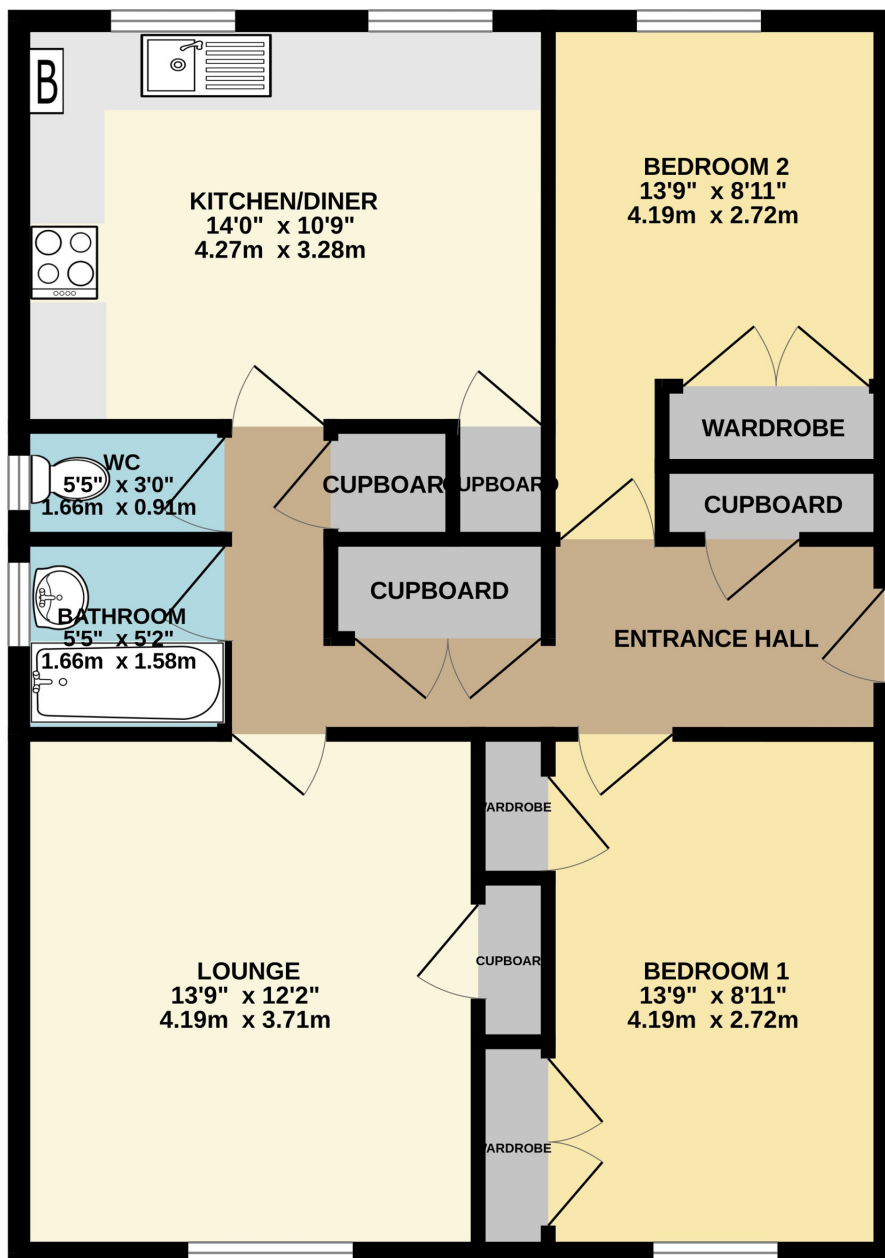
Information source Ofcom.org.uk

Agent's Notes:

We are offering this property to rent on an Assured Shorthold Tenancy with a minimum initial term of 6 months. Please note that interested applicants will be required to pay a £100 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One month's rental value for the deposit will be required prior to the start date which will be held by the Deposit Protection Service and returned to the tenant should the property be left in good order and all bills paid.



GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

