

KEYSTONE



Iris Close, Ipswich, IP2 0NA

£120,000

First Floor Apartment
Lounge
Bathroom
Gas Central Heating

Two Bedrooms
Kitchen/Diner
Separate W/C
Popular Location

Iris Close, Ipswich IP2 0NA

Welcome to this charming flat located on Iris Close in the vibrant town of Ipswich. This spacious apartment offers a delightful living experience, perfect for individuals or small families seeking comfort and convenience.

As you enter, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The flat boasts two generously sized bedrooms, ensuring ample space for rest and privacy. The bathroom is thoughtfully designed, catering to all your daily needs.

One of the standout features of this property is the lovely views to the rear, allowing you to enjoy a peaceful outlook from the comfort of your home. The flat is situated in a popular location, making it easy to access local amenities, parks, and transport links, which enhances the overall appeal of this residence.

This property presents an excellent opportunity for those looking to settle in a desirable area of Ipswich. With its spacious layout and attractive surroundings, this flat is sure to impress. Do not miss the chance to make this delightful apartment your new home.



Front entrance door

Leading to hallway with radiator, three built-in storage cupboards and door to Lounge.

Lounge

13'7 x 12'10

Window to front, radiator and a built-in storage cupboard.

Kitchen/Diner

14' x 10'8

Fitted with a range of base units and drawers with matching wall mounted cabinets, sink and drainer unit with tiled splash back and a free-standing cooker. There is space for washing machine and fridge freezer, a wall mounted boiler, two windows to rear and a built-in storage cupboard.

Bedroom 1

13'8 x 8'8

With window to front, radiator and three built-in wardrobes.

Bedroom 2

13'8 x 8'8

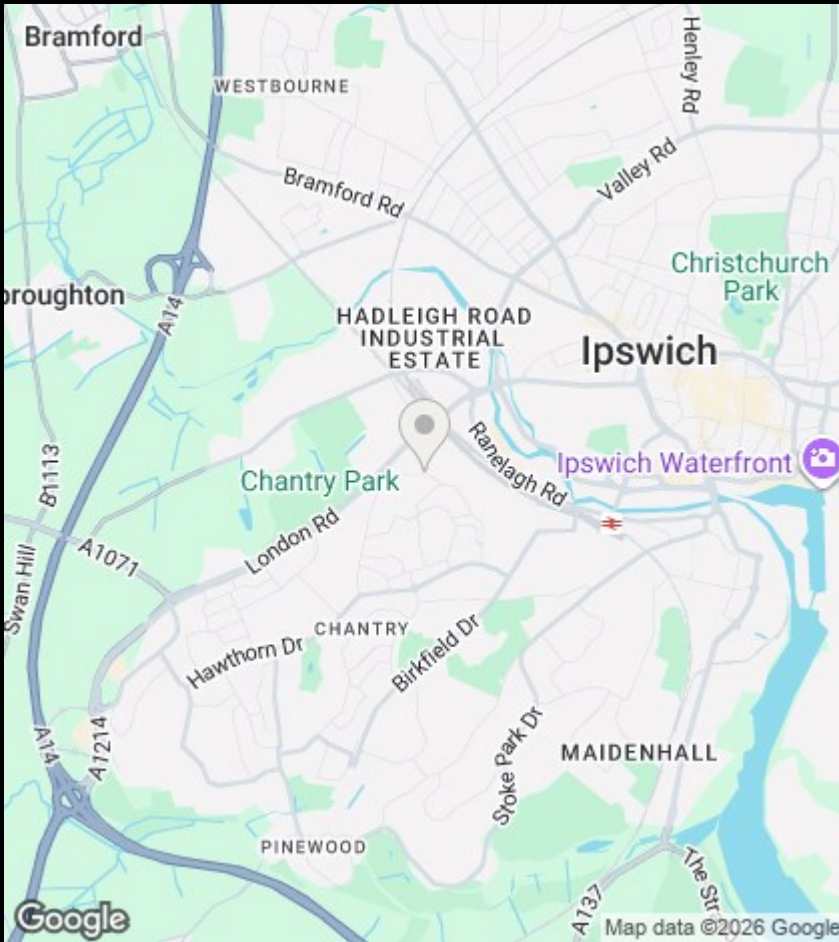
Window to rear, built-in wardrobe and radiator.

Bathroom

Fitted with panelled bath, pedestal wash basin, electric shower, tiled splash backs, radiator and window to side.

WC

Fitted with WC, radiator and window to side.



Viewings

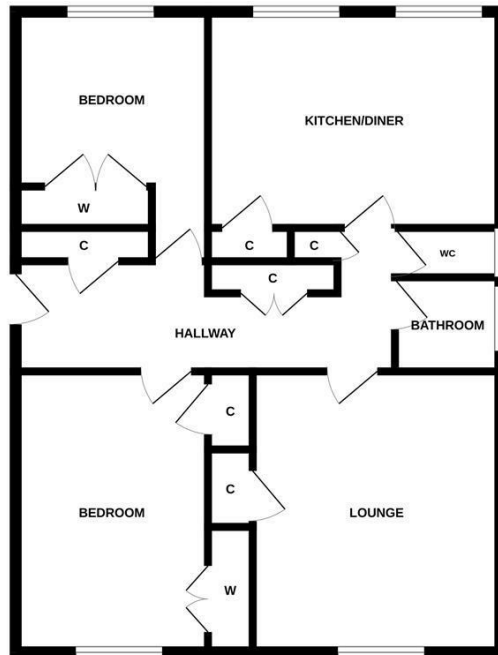
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

C

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