



Pownall Road | | Ipswich | IP3 0DR

Guide Price £100,000

NICHOLAS
— ESTATES —

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NO ONWARD CHAIN - TWO Bedroom Second Floor Apartment located in the Modus development close to the Ipswich Waterfront, Ideal Buy to let investment or First time purchase.

- Close To Ipswich Water Front • Walking Distance To Town Centre
- En-Suite Shower Room • Second Floor Flat
- Local Shops & Facilities Near By

Kitchen

0'11"x0'8"x0'0" (3.38x2.53x0.00)

Front aspect window, vinyl flooring, work surfaces, integral oven & hob, space for washing machine and fridge/freezer, wall and base mounted units.

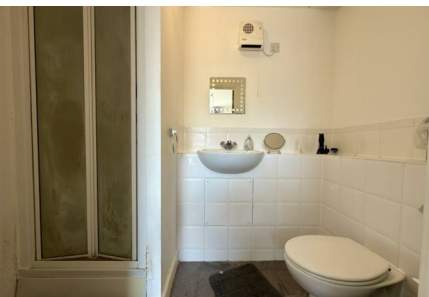
Bedroom I

0'11"x0'10"x0'0" (3.37x3.04x0.00)

Rear aspect window, electric panel heater and carpet, door to;



NO ONWARD CHAIN -
TWO Bedroom Second
Floor Apartment located in
the Modus development
close to the Ipswich
Waterfront, Ideal Buy to let
investment or First time
purchase. Electric Heating
and Sealed Unit Double
Glazing, Secure communal
entrance, Flat h



Bedroom 2

0'8"x0'7"x0'0" (2.44x2.05x0.00)

Rear aspect window, carpet and electric heater.

Living Room

1'6"x0'11"x0'0" (5.55x3.49x0.00)

Front aspect patio doors to Juliette balcony, night
storage heater and carpet. Open to;

En-Suite

Tiled shower cubicle, vinyl flooring, hand wash basin and
low level flush w/c, extractor fan and wall mounted fan
heater.

Bathroom

Panelled bath with shower over and tiles surround, hand
wash basin, low level flush w/c, vinyl flooring and airing
cupboard.

Hall

Intercom system, loft access, carpet and doors to;



Council Tax Band **B** EPC Rating **C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C		75	75
(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	

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