



| Anchor Street | | Ipswich | IP3 0BY

Guide Price £180,000

**NICHOLAS**  
— ESTATES —

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Ipswich | IP3 0BY  
Guide Price £180,000

No Onward Chain | Marina Views | 2nd Floor | Near to Local Amenities | Allocated Parking Space

- No Onward Chain
- Second Floor
- Electric Heating
- Secure Allocated Parking
- Vacant Possession Available

### Kitchen

0'6"x1'0"x0'0" (1.80x3.60x0.00)

Range of Base and eye level units, Integrated appliances include; Electric Hob and Oven, Washing Machine, with space for Freestanding Fridge Freezer. Sink and Drainer fitted into worktop.

### Bedroom I

1'4"x0'11"x0'0" (4.99x3.29x0.00)

Front aspect window on tilt/swing hinge. Laminate flooring, electric heater, built in wardrobe, with mirrored sliding doors, and access into;



Offered with No Onward Chain, this second floor marina facing apartment within 1 Anchor Street. The property comprises of; Hallway, Living room with Marina facing balcony, Fitted Kitchen, 2x bedrooms with ensuite to bedroom 1. Bathroom, and



## Bedroom 2

0'8"x0'11"x0'0" (2.50x3.30x0.00)

Front aspect window, on a tilt/swing hinge, Laminate flooring, and electric heating.

## Living Room

1'3"x1'0"x0'0" (4.46x3.70x0.00)

Laminate flooring, with Electric heaters, front aspect sliding door accessing balcony with marina view, opening into;

## En Suite

0'7"x0'5"x0'0" (2.05x1.65x0.00)

Shower pod style cubicle, with mains shower, fitted W/C and Hand wash basin into tiled surround. Heated towel rail, and extractor fan.

## Bathroom

0'7"x0'7"x0'0" (2.18x2.05x0.00)

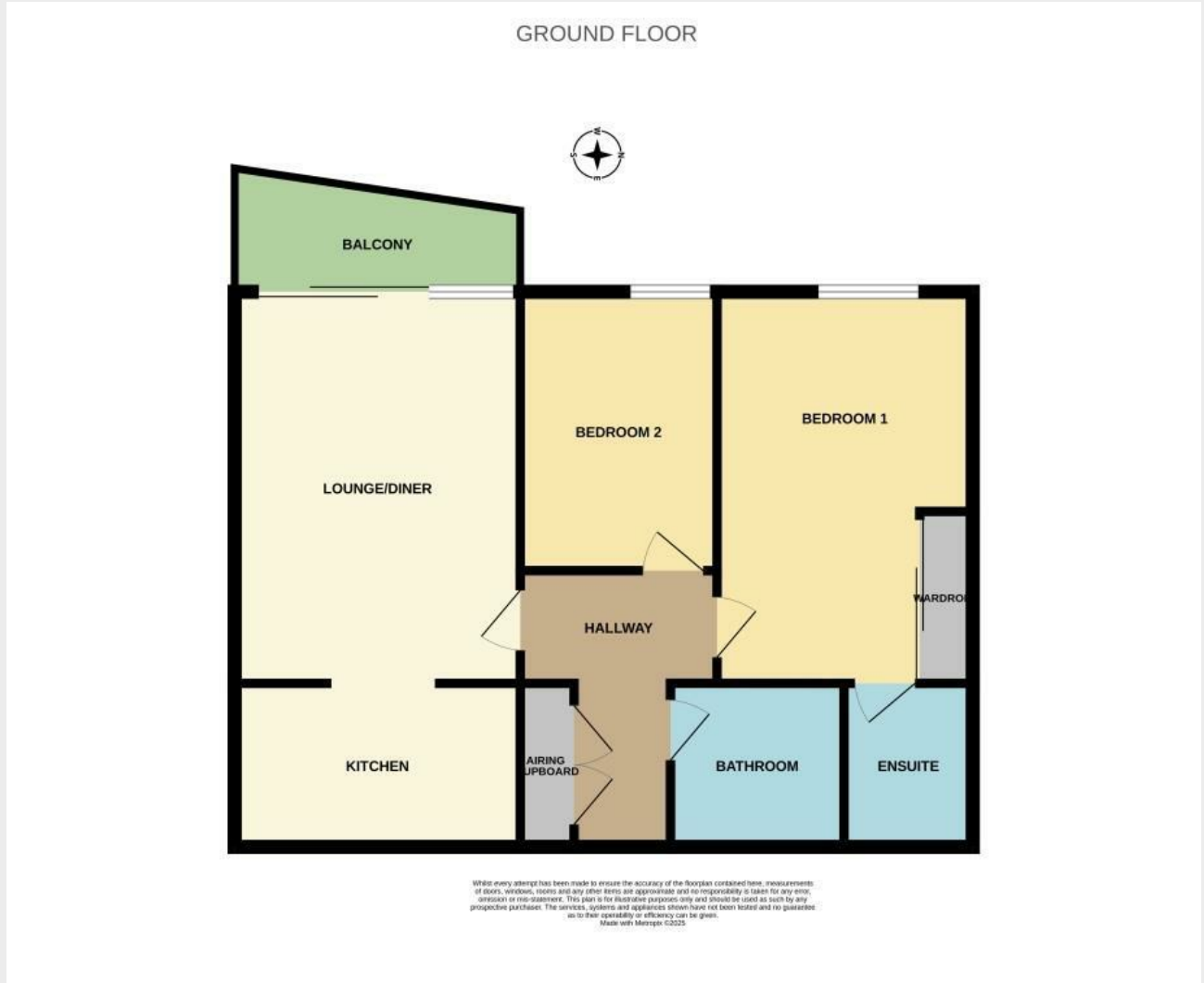
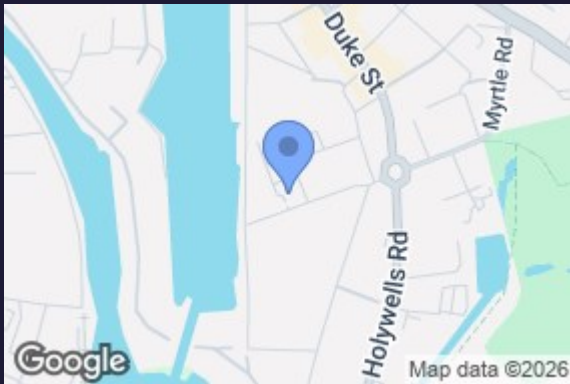
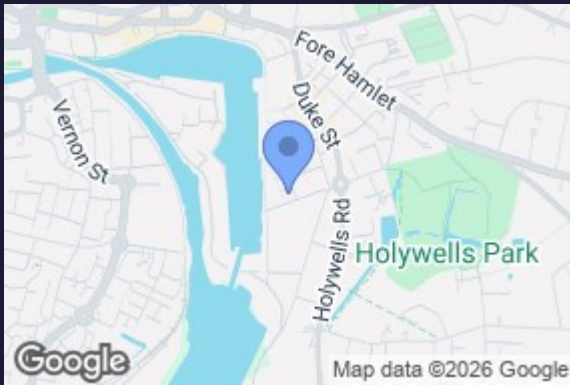
3 Piece suite comprising panel bath, with mixer shower tap, W/C and Hand wash basin fitted into tiled surround. Heated towel rail and extractor fan. Vinyl Flooring.

## Outside

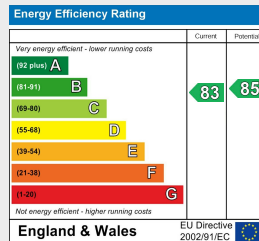
Underground Car Park with allocated parking space, Balcony with views of the Marina. Walking distance to local amenities.

## Entrance

Fob pedestrian entry to the building, from ground or first floor level. Lift and Stairs to all floors. The property entrance is located on the second floor, and has laminate flooring, airing cupboard housing water tank and utility services, and doors leading to;



Council Tax Band C    EPC Rating B



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