



Foundation Street, Ipswich IP4 1BS



**william
h brown**

welcome to

Foundation Street, Ipswich

This maisonette is situated in Ipswich Town Centre and benefits from two bedrooms, a fitted kitchen, an en suite, a separate bathroom and NO ONWARD CHAIN!!



Entrance Hall

Oak flooring, one electric storage radiator, an alarm system, an airing cupboard, a double storage cupboard and an entry phone system.

Lounge

24' 8" x 10' 8" max (7.52m x 3.25m max)

Stunning, open plan room with oak flooring, spot lights, a Juliet balcony to the side, one electric radiator and a multi media point.

Kitchen/Diner/Lounge

24' 8" x 10' 8" max (7.52m x 3.25m max)

Stunning, open plan room with oak flooring throughout, spot lights, a Juliet balcony to the side, one electric radiator, a multi media point, eye and base level units in matte grey with granite worktop surfaces, an overhang breakfast bar, an inset stainless steel sink plus drainer and chrome mixer tap, tiled splashback, an integrated oven with electric hob and extractor hood, an integrated fridge, freezer, dishwasher and washing machine.

Master Bedroom

16' max x 8' 7" (4.88m max x 2.62m)

Double glazed window to the side, one electric radiator, wall hung lights, brushed steel sockets and switches, carpet flooring, TV point and a door to the en suite.

En Suite

5' 9" x 4' 5" (1.75m x 1.35m)

Low level WC, pedestal wash hand basin, a corner shower with electric, wireless shower and glass enclosure, fully tiled walls and flooring, shaver point, spot lights and extractor fan.

Bedroom Two

9' x 7' 5" (2.74m x 2.26m)

Double glazed window to the side, one electric radiator, TV point and brushed steel switches and sockets.

Bathroom

7' 4" x 5' 6" max (2.24m x 1.68m max)

Low level WC, pedestal wash hand basin, a P bath with electric wireless overhead shower, glass screen and central chrome mixer tap, fully tiled flooring and walls, shaver point, extractor fan, spot lights and white heated towel rail.



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welcome to

Foundation Street, Ipswich

- No onward chain
- Open plan kitchen/diner/lounge
- Kitchen with fitted appliances
- En suite & seperate master bedroom
- Maisonette

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 957.25

Ground Rent: 150.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120566 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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