



**Arcade Street, Ipswich, IP1 1EX**

**welcome to**

## **Arcade Street, Ipswich**

This well-presented, split level maisonette benefits from two 1st floor bedrooms, a 1st floor shower room, a 2nd floor open plan kitchen/diner/lounge and NO ONWARD CHAIN!

### **Entrance Porch**

Front door and a door to the hall.

### **Entrance Hall**

Carpet flooring and stairs to the first floor.

### **1st Floor Landing**

Carpet flooring and doors to the bedrooms and shower room.

### **Master Bedroom**

Carpet flooring, one storage radiator and a bay window to the front with stained glass detailing.

### **Bedroom Two**

Carpet flooring, one storage radiator and window to the rear.

### **Shower Room**

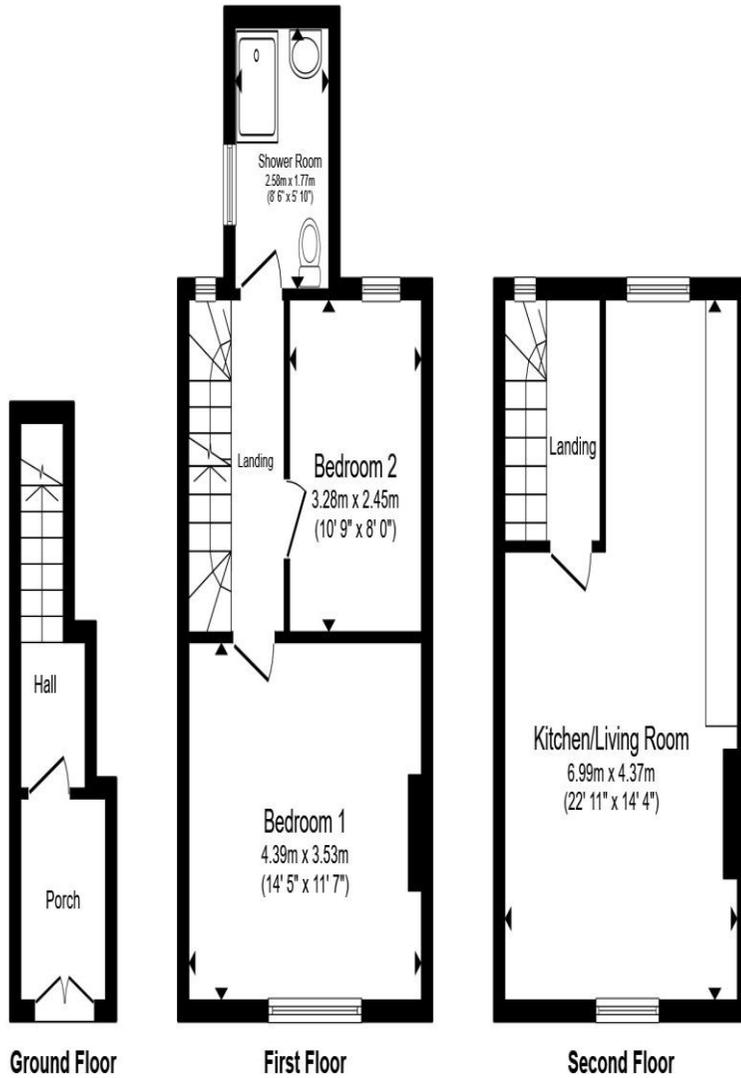
Marble effect tiled flooring, window to the side, a corner shower with glass enclosure, white heated towel rail, vanity sink with chrome mixer tap, spotlights, low level WC and part tiled walls.

### **2nd Floor Landing**

Carpet flooring.

### **Kitchen/Diner/Lounge**

Wood effect flooring, a door to the landing, windows to the front and rear, fitted shelves, one electric radiator, eye and base level units in white with wood worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor fan,



Total floor area 72.2 m<sup>2</sup> (777 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**Arcade Street,**  
**Ipswich**

- No onward chain - By the Order of LPA Receivers
- Two bedroom split level maisonette
- Two 1st floor bedrooms
- 1st floor shower room
- 2nd floor kitchen/lounge/diner

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

**£130,000**



**view this property online** [williamhbrown.co.uk/Property/IPS121270](http://williamhbrown.co.uk/Property/IPS121270)



Property Ref:  
IPS121270 - 0003

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