



Ipswich Close, LEICESTER LE4 1DQ

welcome to

Ipswich Close, LEICESTER

A well-presented two-bedroom purpose-built maisonette. The accommodation comprises an entrance hall with floor lighting, spacious lounge, fitted kitchen, two bedrooms, study and bathroom. Outside benefits from a communal paved area to the rear and shared parking to the front.

Entrance Hall

With storage and floor lighting.

Lounge

Window to the rear, two radiators and carpeted.

Study

Window to the front, electric storage heater and carpeted.

Kitchen/Dining Room

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob. Window to the front.

Bedroom One

Window to the rear, spot lights and radiator.

Bedroom Two

Window to the rear, spot lights and radiator.

Bathroom

Window to the front, bath with shower over, WC, hand wash basin and radiator

Communal Area & Parking

Externally, residents can enjoy a communal paved area to the rear, whilst shared parking is available to the front of the property for added convenience.





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welcome to

Ipswich Close, LEICESTER

- Two-bedroom Maisonette
- Spacious Lounge
- Modern Fitted Kitchen
- Study
- Shared Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 766.56

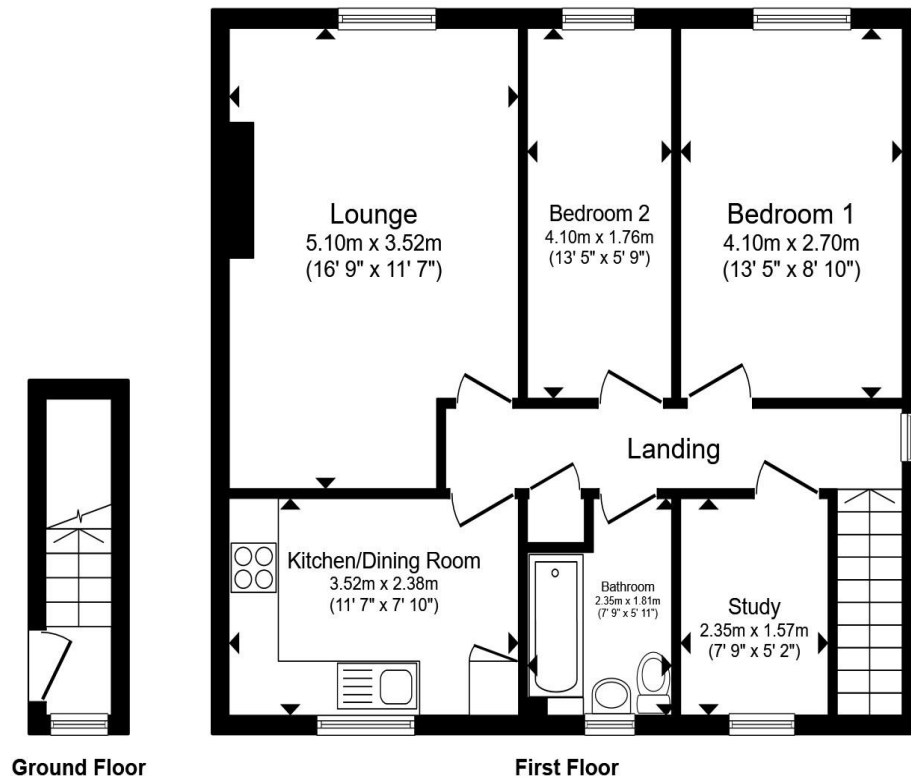
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 May 1990.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£130,000



Total floor area 65.0 m² (700 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


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Property Ref:
LHS121152 - 0002

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.

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