



**Oakstead Close, Ipswich, IP4 4HW**

## **welcome to**

### **Oakstead Close, Ipswich**

This well-presented, 2nd floor flat benefits from two good-size bedrooms, a large lounge, a separate kitchen, one parking space and NO ONWARD CHAIN!

#### **Entrance Hall**

An entry phone system and one storage radiator.

#### **Lounge**

Double glazed window to the front, carpet flooring, TV point and one storage radiator.

#### **Kitchen**

Double glazed window to the front, tiled effect flooring, eye and base level units in white with blue, marble effect worktop surfaces, a stainless steel sink, an airing cupboard, space for a fridge/freezer and washing machine, tiled splashback, one electric heater and an integrated oven with electric hob.

#### **Bedroom**

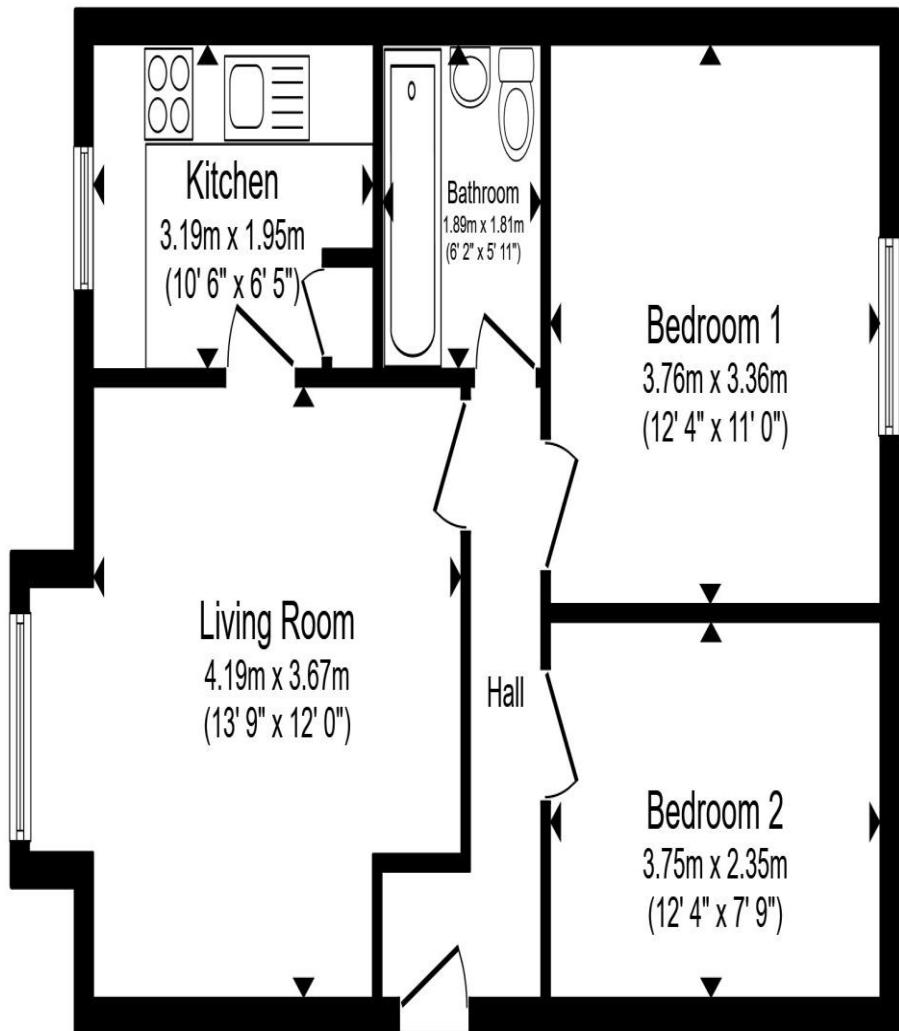
Double glazed window to the rear, carpet flooring, one electric radiator, wall hung lights and TV point.

#### **Bedroom Two**

Double glazed window to the rear and one electric radiator.

#### **Bathroom**

Low level WC, pedestal wash hand basin, a bath with electric shower and foldable glass screen, partially tiled walls, tiled effect flooring and double glazed window to the side.



Total floor area 52.4 m<sup>2</sup> (564 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)



welcome to  
**Oakstead Close,  
Ipswich**

- No onward chain
- Two good-size bedrooms
- Large lounge
- Separate kitchen
- One parking space

Tenure: Leasehold EPC Rating: C

Council Tax Band: A 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.

**£100,000**



**view this property online** [williamhbrown.co.uk/Property/IPS120921](http://williamhbrown.co.uk/Property/IPS120921)



Property Ref:  
IPS120921 - 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.

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.



**01473 226101**



[Ipswich@williamhbrown.co.uk](mailto:Ipswich@williamhbrown.co.uk)



16-18 Wolsey House, Princes Street, IPSWICH,  
Suffolk, IP1 1QT



[williamhbrown.co.uk](http://williamhbrown.co.uk)