



Connells

Bruff Road
Ipswich



Property Description

Connells are pleased to offer for sale this ground floor maisonette well located for many local amenities and transport links. The property accommodation comprises of two double bedrooms, a lounge/ diner, kitchen, bathroom, a allocated parking space, communal gardens and the added benefit of no onward chain.

The property is ideally located for access to the A 12/A 14, Ipswich town centre, the train station, Suffolk food hall & access to Shotley Marina which offers a range of marine facilities and has local pubs & restaurants.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

Entrance Hall

Accessed via entrance door, radiator, storage cupboard, wood effect flooring and doors giving access to:

Lounge/Diner

14' 4" x 12' max (4.37m x 3.66m max)
Upvc double glazed window to front overlooking Greenswood, smooth ceiling, radiator and access to:

Kitchen

9' 2" x 6' 6" (2.79m x 1.98m)
Upvc double glazed window to rear, built-in oven, built-in hob with stainless steel extractor hood over, tiled splash back's, tile effect Vinyl flooring, space for fridge freezer, wall mounted boiler, space and plumbing for washing

machine, single drainer stainless steel sink inset into work surfaces with white gloss cupboards and drawers under and matching above and smooth ceiling with spot lighting.

Bedroom One

11' 6" x 10' 5" (3.51m x 3.17m)
Upvc double glazed window to rear, radiator and smooth coved ceiling.

Bedroom Two

11' 5" x 10' 5" (3.48m x 3.17m)
Upvc double glazed window to front overlooking green, smooth ceiling and radiator.

Bathroom

Upvc double glazed window to rear, pedestal wash hand basin with a low-level w/c, shaped and panel bath with mixer tap and shower attachment with shower screen, wood effect vinyl flooring, radiator, smooth ceiling with inset spotlighting, extractor fan and part tiled walls.

Outside

The property benefits from a communal garden and an allocated parking space.

Agent Note

Lease Term- From and including 24 June 2006 to and including 20 June 2105





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.focalagent.com

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1339.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH312379

This is a Leasehold property with details as follows; Term of Lease 79 years from 24 Jun 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH312379 - 0016