

KEYSTONE



Purplett Street, Ipswich, IP2 8HH

Offers In Excess Of £99,995

Ground Floor Maisonette

Lounge

Bathroom

Off Road Parking

Popular Location

One Bedroom

Kitchen/Breakfast Room

Cellar

Favourable Ground Rent

Purplett Street, Ipswich IP2 8HH

Situated in Purplett Street, this delightful one-bedroom maisonette offers a perfect blend of comfort and convenience. Upon entering, you will be greeted by a spacious reception room that provides an inviting atmosphere, ideal for both relaxation and entertaining guests. The well-proportioned bedroom ensures a peaceful retreat, while the bathroom is thoughtfully designed to meet your everyday needs.

One of the standout features of this property is the large kitchen and cellar, which presents an excellent opportunity for additional storage. Furthermore, the off-road parking adds a significant advantage, allowing for hassle-free access and peace of mind.

This maisonette is perfect for individuals or couples seeking a cosy yet spacious living environment in a desirable location. With its practical layout and additional features, it is an excellent choice for those looking to enjoy the vibrant lifestyle that Ipswich has to offer. Don't miss the chance to make this charming property your new home.



Front Entrance

Door leading to hallway, radiator and laminate flooring.

Lounge

12'5 x 11'9

With window to rear and radiator

Kitchen

12'4 x 9'8

Fitted with a range of base units and drawers with matching wall mounted cabinets. Sink with mixer tap, built-in oven with hob, space for washing machine and fridge freezer. And windows to sides.

Cellar

12'7 x 12'0

With stairs leading down with window to rear.

Inner hallway

With door to rear.

Bathroom

Fitted with suite comprising of panelled bath, WC, Pedestal wash basin, tiled flooring and tiled splashbacks, radiator, built-in cupboard housing a wall mounted boiler And window to rear.

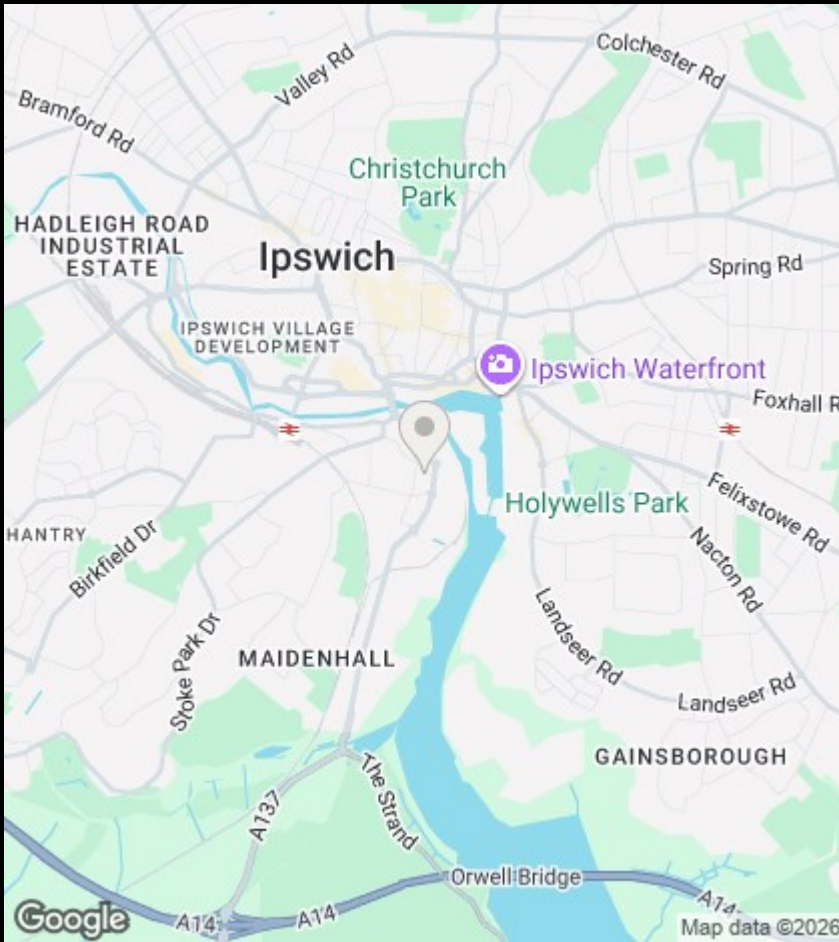
Bedroom

14.6' x 12.10

Window to front and radiator.

Outside

There is a parking area for residents at the rear of the building.



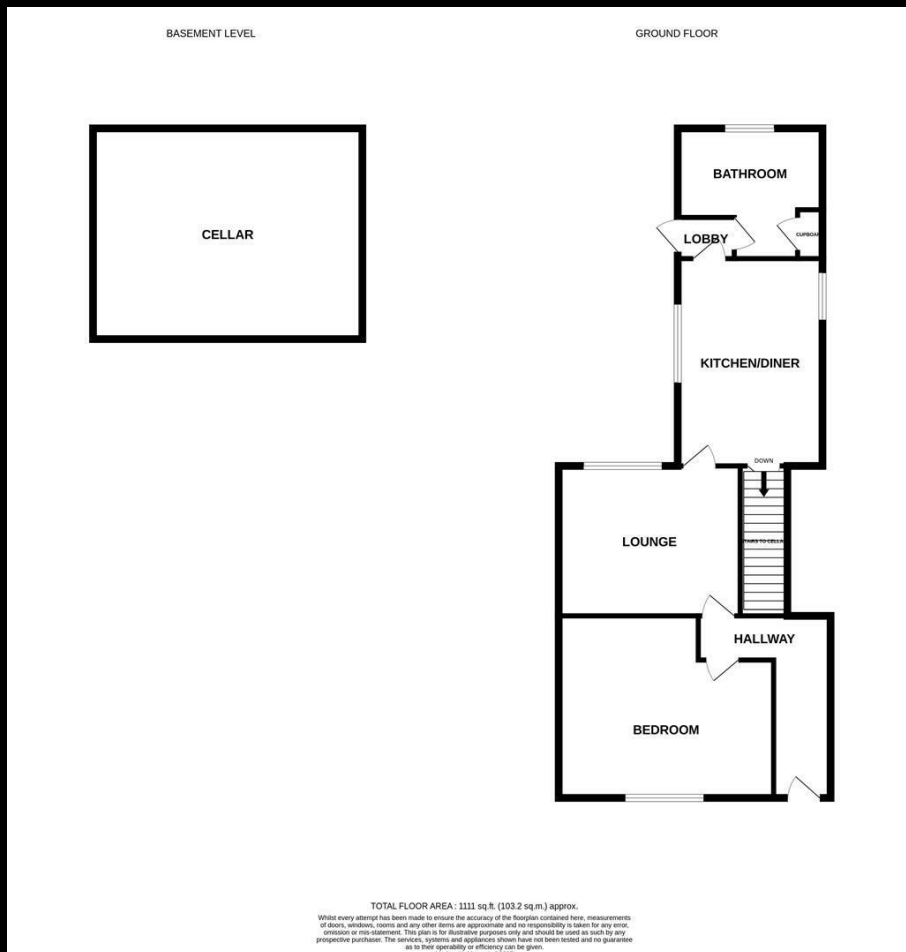
Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1111 sq. ft. (103.2 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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