



Fore Hamlet | | Ipswich | IP3 8BD

Guide Price £140,000

NICHOLAS
— ESTATES —

Fore Hamlet |
Ipswich | IP3 8BD
Guide Price £140,000

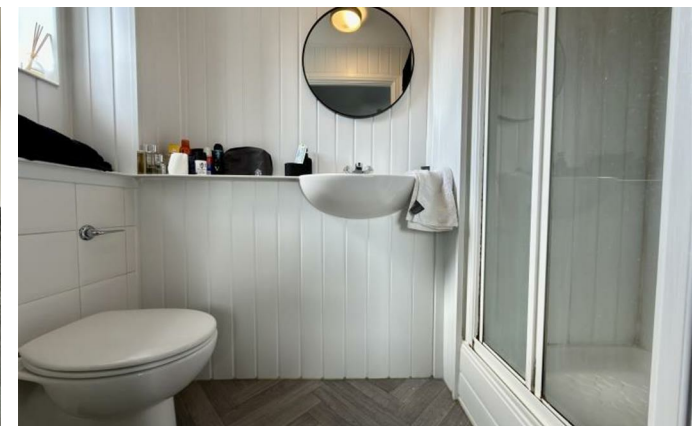
No Onward Chain | Refurbished Throughout | Parking +Visitor
Parking | Top Floor apartment

- No Onward Chain
- En-Suite to Bedroom 1
- Top Floor
- Two Bedrooms
- Close to Ipswich Waterfront
- Permit Parking + Visitor Permit

Kitchen/Lounge

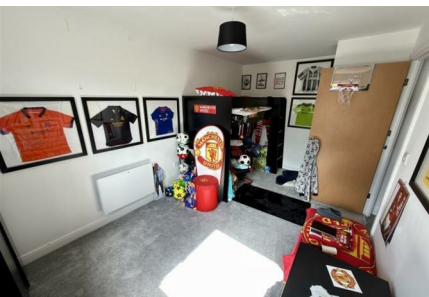
1'6"x1'3"x0'0" (5.45x4.61x0.00)

Front aspect Juliette Balcony and double glazed window, high-spec vinyl flooring, newly fitted electric heater. Recently refurbished Kitchen area comprising of matching fitted eye and base level units with work surfaces, inset stainless steel sink and drainer, inset four ring electric hob, integrated oven, microwave, fridge and freezer, washing machine.



NO ONWARD

CHAIN This two bedroom top floor apartment in the Modus development, which has been refurbished by the current owner. The internal layout comprises of Hallway, Open plan lo



Bedroom 2

1'3"x0'9"x0'0" (4.61x2.65x0.00)

Double glazed window to rear, electric heater, carpet flooring.

Bedroom 1

1'3"x1'0"x0'0" (4.62x3.59x0.00)

(Maximum Measurement) Double glazed window to rear, recently fitted Carpet Flooring, access to:

En-Suite

0'5"x0'4"x0'0" (1.64x1.16x0.00)

Fully paneled shower cubicle, fitted wash hand basin, tiled splash back surrounding low level W/C, paneled walls, extractor fan, double glazed window to side.

Bathroom

0'7"x0'6"x0'0" (2.26x1.68x0.00)

Paneled bath, low level WC, fitted wash hand basin, tiled splash backs, extractor fan, recessed spot lighting.

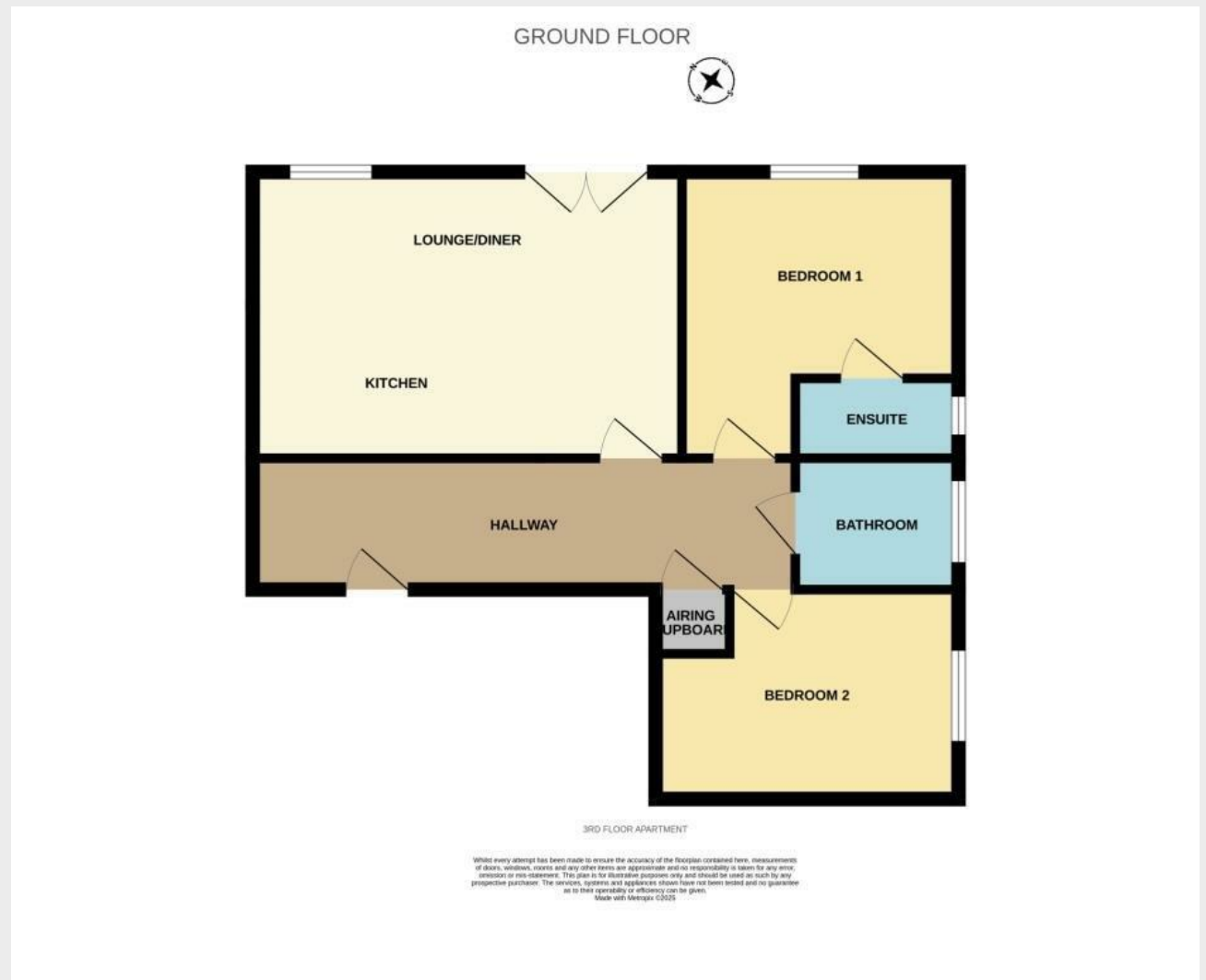
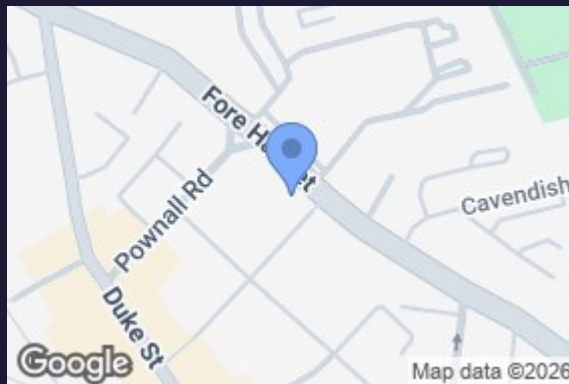
Outside

Communal garden accessed at ground floor level, Permit parking available, along with 1x visitor permit (restrictions apply)

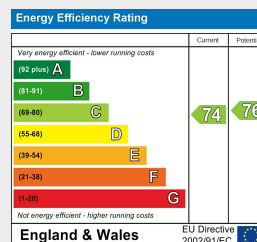
Entrance Hall

1'10"x0'6"x0'0" (6.76x1.79x0.00)

Secure key entry to building, stairs to all floors, Once on the 4th Floor, the internal property entrance has recently fitted hard wearing vinyl flooring, airing cupboard, entry intercom phone, and access to all rooms.



Council Tax Band **B** EPC Rating **C**



173 Hamilton Road
Felixstowe
Suffolk
IP11 7DR
01394 282828
felixstowe@yourhome.co.uk