



St. Georges Court St. Georges Street | | Ipswich | IPI 3DA

Offers In The Region Of

NICHOLAS  
— ESTATES —

St. Georges Court St. Georges Street |  
Ipswich | IPI 3DA  
Offers In The Region Of £130,000

A two bedroom first floor flat, situated in Ipswich town centre and only a short walk to Ipswich Marina and Christchurch Park. The property comprises, entrance hall, bathroom consisting of three piece suite with the added bonus of a En- suite. Open plan living area leading on to the kitchen.

- First Floor Flat
- En-Suite To Master
- Walking Distance To Town Centre
- Two Bedrooms
- Open Plan Living Area

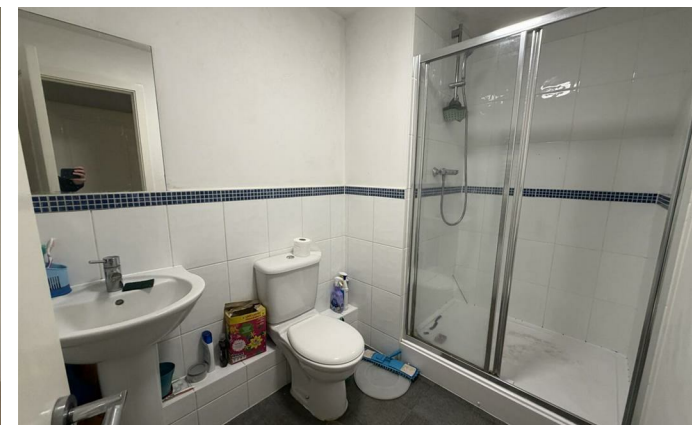
### Entrance Hall

Front aspect door, carpet, electric heater, doors to;

### Lounge/Kitchen

26'3 x 10'0 (8.00m x 3.05m)

Front aspect double glazed bay window, carpet to living area and vinyl flooring to kitchen area, electric panel heater - kitchen - wall and base units, work surface, stainless steel sink & drainer, electric hob and oven.



A two bedroom first floor flat, situated in Ipswich town centre and only a short walk to Ipswich Marina and Christchurch Park. The property comprises, entrance hall, bathroom consisting of three piece suite with the added bonus of a En- suite. Open plan living area leading on to the kitchen. Benefitting off road parking and electric panel heaters. No onward chain.



## Bedroom 1

10'4 x 9'8 excluding door recess (3.15m x 2.95m excluding door recess)

Two front aspect double glazed windows, carpet, built in wardrobe and door to;

## En-Suite

Low level flush w/c, hand wash basin, tiled shower cubicle, tile effect flooring, extractor fan and heated towel rail.

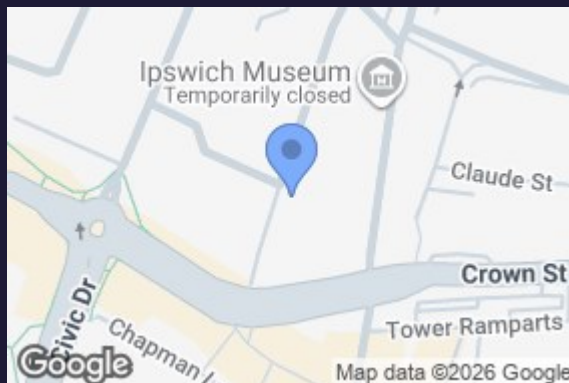
## Bedroom 2

13'9 x 7'9 (4.19m x 2.36m)

Front aspect double glazed sash window, carpet and electric panel heater.

## Bathroom

Low level flush w/c, hand wash basin, panelled bath with tiled splash backs, tile effect flooring, extractor fan and heater towel rail.



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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (12 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

173 Hamilton Road  
 Felixstowe  
 Suffolk  
 IP11 7DR  
 01394 282828  
[felixstowe@yourhome.co.uk](mailto:felixstowe@yourhome.co.uk)