



Brecon Close, Ipswich, IP2 8RG

welcome to

Brecon Close, Ipswich

This well-presented, first floor apartment benefits from two bedrooms, a separate cloakroom and bathroom, a spacious kitchen/diner and separate lounge, residents parking, beautiful communal gardens and NO ONWARD CHAIN!!

Entrance Hall

Long, sweeping entrance hall with multiple storage cupboards, carpet flooring and a large, open cupboard with fitted rail,

Cloakroom

Enclosed WC, grey wood effect flooring and double glazed window to the side.

Lounge

Spacious, open plan lounge, flooded with natural light, carpet flooring, a large double glazed window to the front, one radiator and TV point.

Kitchen/Diner

Open plan room with two double glazed windows to the rear, stone effect flooring, one radiator, a storage cupboard, eye and base level units in wood with grey stone effect worktops, tiled splashback, a wall mounted gas fired boiler, space for a fridge/freezer, washing machine, dishwasher and oven, ample space for a table and chairs.

Master Bedroom

Double glazed window to the front, grey wood effect flooring, one radiator, a double built in wardrobe and additional single built in wardrobe.

Bedroom Two

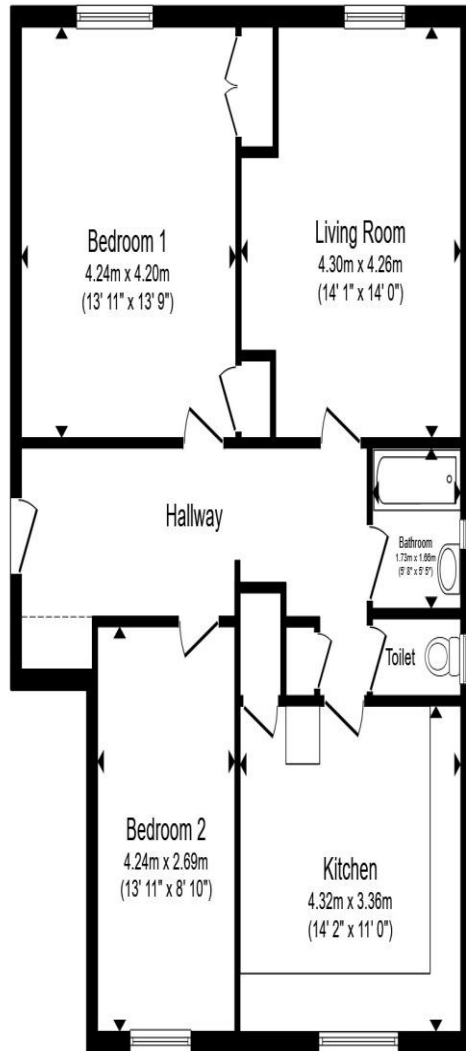
Colour drenched room with double glazed window to the rear, grey wood effect flooring, one radiator and a double built in wardrobe.

Bathroom

Double glazed window to the side, pedestal wash hand basin, a bath with overhead shower and waterfall showerhead, grey wood effect flooring, one radiator and part tiled walls.

Communal Areas

A large storage cupboard outside the apartment, in a locked communal area, communal gardens and residents parking to the front.



Total floor area 83.5 m² (899 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



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Ipswich

- No onward chain
- Large kitchen/diner
- Residents parking
- Ample storage via multiple storage cupboards
- Communal gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 450.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Dec 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000



view this property online williamhbrown.co.uk/Property/IPS121633



Property Ref:
IPS121633 - 0003

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