



Pownall Road | | Ipswich | IP3 0DR

£87,000

NICHOLAS
— ESTATES —

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NO ONWARD CHAIN - 1 Bedroom Ground Floor Apartment located in the Modus development close to the Ipswich Waterfront, Ideal Buy to let investment or First time purchase. Electric Heating and Sealed Unit Double Glazing, Secure communal entrance.

- 1 Bedroom Ground Floor Apartment
- No Onward Chain
- Ideal Buy to Let
- Electric Heating
- Sealed Unit Double Glazing
- Close to Waterfront
- Parking Space
- Communal Gardens

Kitchen

10'4x6'08 (38.10x22.25x0.00)

Window to front, Fitted units and work tops, Built in oven, hob and extractor, Space and plumbing for washing machine.

Bedroom

12'3x10'25 (45.11x37.49x0.00)

Window to rear and door to outside. Electric heater.



NO ONWARD CHAIN - 1
Bedroom Ground Floor
Apartment located in the
Modus development close to
the Ipswich Waterfront, Ideal
Buy to let investment or First
time purchase. Electric
Heating and Sealed Unit
Double Glazing, Secure
communal entrance, FI



Living/Dining room

18'08x8'33 (66.14x30.48x0.00)

Window to front, Electric heater, opening to Kitchen

Bathroom

7'7x5'5 (28.35x20.12x0.00)

Bath with shower over, Wc, Wash Basin.

Outside

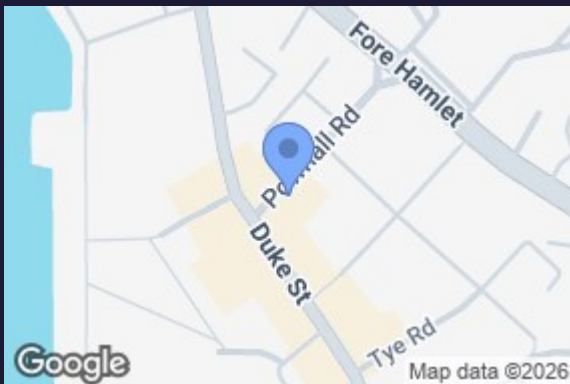
Parking space nearby and attractive communal gardens
in a square to the rear.

Entrance

Secure door into Communal entrance area, Door to flat
and door to communal gardens. Hallway in flat with built
in cupboard and doors to

Agents Note

Please be advised that the Leasehold Charges displayed
are accurate at the time of initial marketing, based on
information provided by the seller, and are subject to
fluctuate. Please make further enquiries to ensure you
are satisfied before making any financial commitments.



Council Tax Band **A** EPC Rating **B**

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

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