



Connells

Abbey Court Bramford Road
Ipswich



Property Description

Connells are pleased to bring to market this two bedroom spacious property situated to the West of Ipswich and close to many local amenities. The home comprises of an open plan lounge/diner, kitchen, two double bedrooms, bathroom, has allocated parking and the property is also being sold with no onward chain.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via double glazed door, carpet and stairs leading to first floor.

Lounge/Diner

Double glazed French doors to Juliet balcony and double glazed window to side, carpet, storage heater, pendant light and access to kitchen.

Kitchen

Matching wall and base level units with grey tiled splashbacks, roll top work surfaces with inset stainless steel sink, drainage and mixer tap, space for washing machine, fridge freezer and dishwasher, electric hob and oven, extractor fan and wood effect laminate flooring.

Landing

Carpet and door giving access to:

Bedroom One

Double glazed window, storage heater and pendant light.

Bedroom Two

Double glazed window, carpet, pendant light and storage heater.

Bathroom

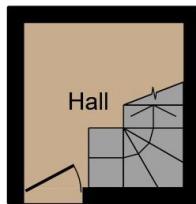
Laminate flooring, heated towel rail, low level w/c, wash hand basin with hot and cold tap, half tiled walls, bath with shower over, mixer tap and the shower is fully tiled around.

Outside

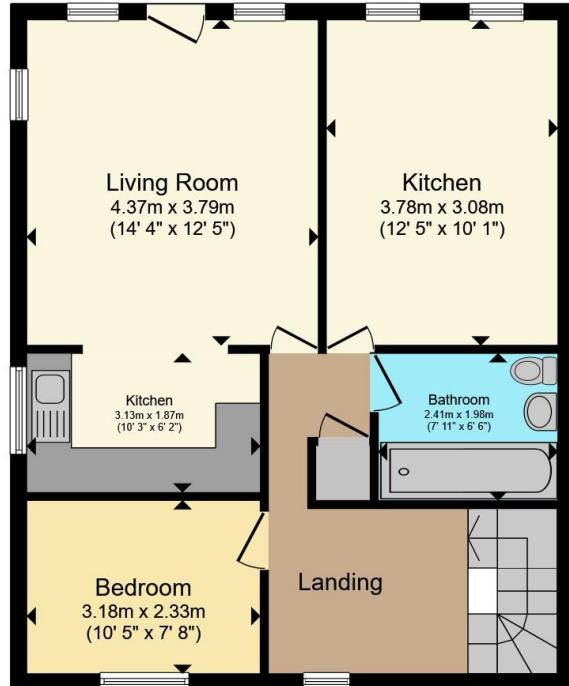
The home is accessed via low metal fencing and gate with a pathway leading to the entrance door.

The Property also benefits from allocated parking.





Ground Floor



First Floor

Total floor area 67.1 m² (723 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

Connells

To view this property please contact Connells on

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6 Princes Street
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EPC Rating:
Awaited

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH311566

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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