

Connells

Rosewarne Villas Berners Street
Ipswich

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Ipswich IP1 3LU

for sale
£120,000







Property Description

Conveniently located to the edge of the town centre with easy access to Christchurch Park, Connells are pleased to offer this generously sized maisonette property which has the added bonus of being offered with no onward chain. The accommodation comprises of a double bedroom, lounge and dining areas, kitchen, bathroom and a communal parking area to the rear.

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.

Christchurch Park is also very close by and is a historical area of rolling lawns, wooded areas, and delicately created arboreta and the property also has the popular Greyhound Public House in walking distance.

Entrance Hall

Accessed via entrance door, radiator, high Cornice ceiling and doors giving access to

Dining Area

Smooth cornice ceiling and access to

Living Room

Sash window to rear, two radiators and smooth cornice ceiling.

Kitchen

Windows to rear and side, space and plumbing for dishwasher, single drainer stainless steel sink with mixer tap inset into roll edge work surface with cupboards and drawers under and matching above, space and plumbing for washing machine, built in oven, built-in hob, tiled flooring, radiator, space for fridge freezer, tiled splash back's and storage cupboard housing wall mounted boiler

Bedroom

Sash bay window to front, high cornice ceiling and radiator.

Bathroom

Shaped and panel bath with independent shower over, low-level w/c, pedestal wash hand basin with tiled splash back's, tiled effect vinyl flooring, smooth ceiling, extractor fan and radiator.

Outside

There are steps leading to the entrance door and a communal area to the rear with communal off-road parking.











Total floor area 62.7 m² (675 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
IPSWICH IP1 1QT

EPC Rating: C

Council Tax Band: A

Service Charge: 2387.88

Ground Rent: 125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH313073

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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.

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