



169 Wherstead Road | | Ipswich | IP2 8JR

Offers In The Region Of £70,000

NICHOLAS  
— ESTATES —

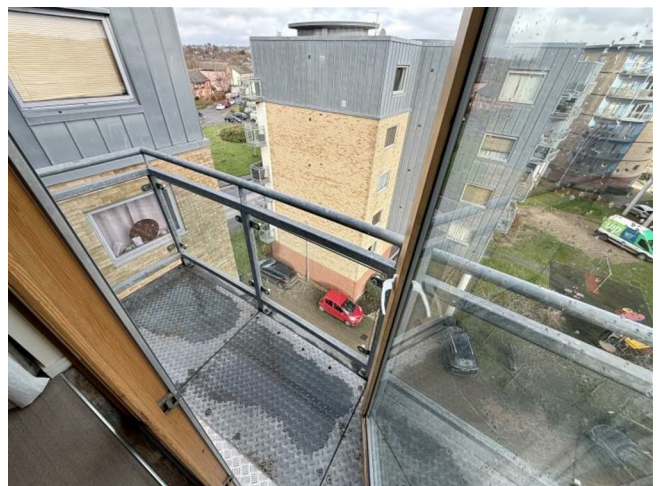
## Key features

- No Onward Chain
- Secure allocated parking
- 5th Floor Apartment
- Walking distance to train station
- Underfloor Heating
- Double Glazing

## Description

No Onward Chain | Allocated Parking | 5th Floor Apartment | Nearby to Train Station

## Directions



No Onward Chain This fifth floor apartment located on Wherstead Road is available for sale, the property is located close by to the Town Center, Ipswich Train Station, and A12/A14 Trunk Roads. The internal layout comprises; Hallway, Living Area w



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metronix C5020

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 70      | 70                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Council Tax Band B    EPC Rating C

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