



Oakstead Close, Ipswich, IP4 4HW

welcome to

Oakstead Close, Ipswich

****TWO DOUBLE BEDROOMS **FIRST FLOOR FLAT **LONG LEASE **ALLOCATED PARKING **RENOVATED IN THE LAST TWO YEARS **NEW BOILER
**NORTH EAST IPSWICH **CLOSE TO THE MARINA AND TOWN CENTRE **NO ONWARD CHAIN **GOOD RENTAL PROPERTY *SECURE ENTRY
SYSTEM**

Agents Notes:

*Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor of this property is a relative of a staff member of the Connells Group.

*We understand from the current vendor that Japanese Knotweed was found in the vicinity of this property over ten years ago, a treatment plan was put in place and no further action has been necessary.

Intercom Security Into-

Communal Staircase

Stairs to first floor.

Hallway

Built in cupboard.

Bedroom One

12' 2" x 10' 9" (3.71m x 3.28m)

Double glazed window to the side.

Bedroom Two

12' 1" x 7' 7" (3.68m x 2.31m)

Double glazed window to the side.

Lounge

13' 6" max x 11' 11" max (4.11m max x 3.63m max)

Double glazed window to the side.

Kitchen

10' 8" x 6' 4" (3.25m x 1.93m)

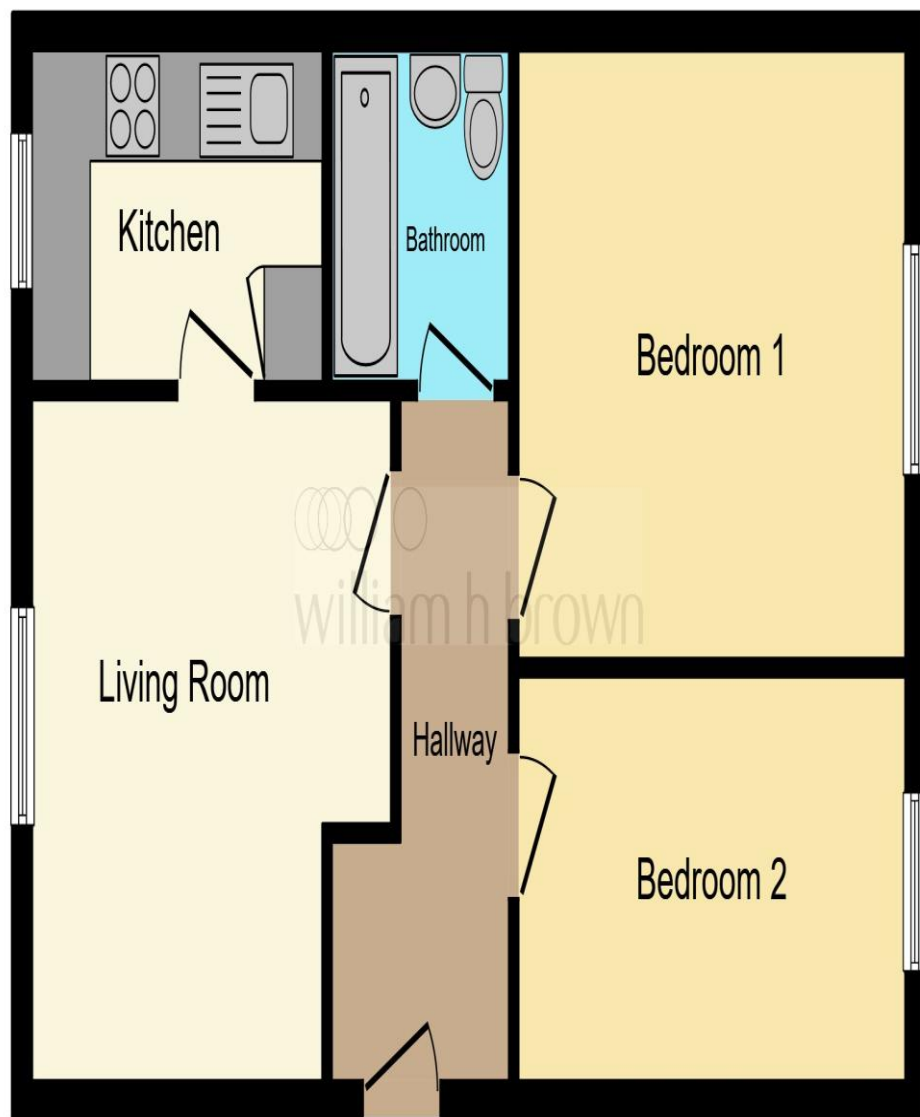
Sink unit with mixer tap over, adjoining work surface with under cupboards, drawers and matching base units, a built in electric oven, hob and extractor hood, space for washing machine and fridge freezer, double glazed window to the side and a wall mounted boiler.

Bathroom

Three piece bathroom with low level WC, pedestal wash hand basin, enclosed bath and tiled splashback.

Parking

One allocated parking space.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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- No Onward Chain
- Excellent Location
- First Floor Flat With Secure Entry System
- Allocated Parking
- Walking Distance To Town & Waterfront

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2178.84

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£120,000



view this property online williamhbrown.co.uk/Property/IPS121852



Property Ref:

IPS121852 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells



william h brown



01473 226101



Ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk