



Patteson Road, Ipswich, IP3 0BB

welcome to

Patteson Road, Ipswich

This larger than average, well-presented, 3rd floor apartment benefits from two double bedrooms, a balcony, a spacious lounge/diner, master bedroom with en suite, one, secure, underground, allocated parking space, one on street parking permit and NO ONWARD CHAIN!!

Entrance Hall

16' 3" x 6' 3" max (4.95m x 1.91m max)

An airing cupboard, carpet flooring, spot lights and an entry phone system.

Lounge/Diner

23' 1" x 14' 3" max (7.04m x 4.34m max)

Spacious lounge/diner with double glazed window to the rear, a door to the balcony, an opening to the kitchen, carpet flooring, one electric radiator, spot lights and TV point.

Kitchen

11' 9" x 6' 8" (3.58m x 2.03m)

Eye and base level units in wood with stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, spot lights, an integrated oven with electric hob and extractor hood, space for a fridge/freezer and washing machine.

Balcony

Large balcony with a glass balustrade, direct Marina views and space for a table and chairs.

Master Bedroom

18' 3" x 10' 7" max (5.56m x 3.23m max)

Double glazed window to the rear, one electric radiator, carpet flooring and a fitted, sliding, mirrored triple wardrobe.

En Suite

6' 5" x 5' 5" max (1.96m x 1.65m max)

A shower with glass enclosure, an enclosed WC, a wash hand basin, partially tiled walls, spot lights, extractor fan and chrome heated towel rail.

Bedroom Two

14' 6" x 8' 7" (4.42m x 2.62m)

Double glazed window to the front, carpet flooring and one electric radiator.

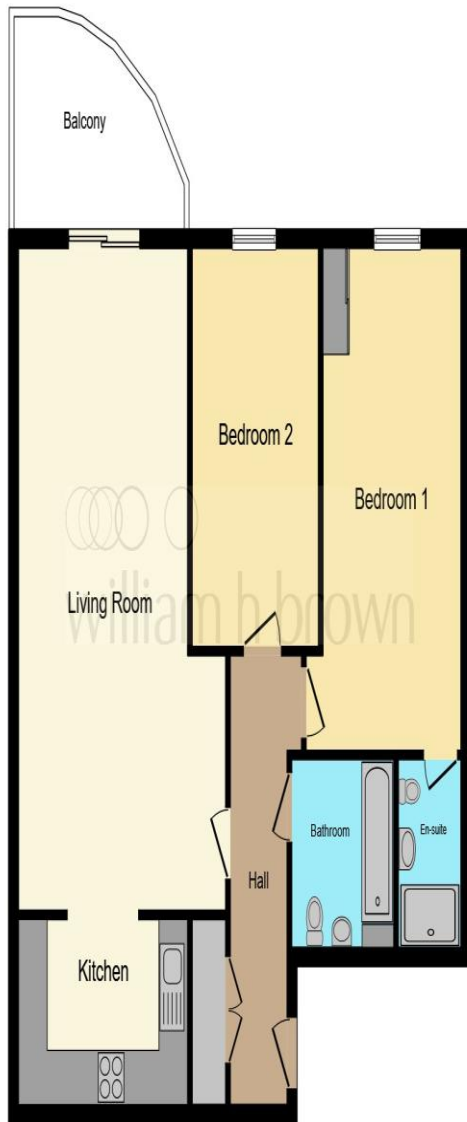
Bathroom

7' 2" x 7' max (2.18m x 2.13m max)

Enclosed WC, wash hand basin, a bath with shower attachment, partially tiled walls, stone effect flooring, chrome heated towel rail, extractor fan and spot lights.

Parking

One, secure, underground, allocated parking space and one permit for street parking, allocated to the property.



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.focalagent.com



welcome to
Patteson Road,
Ipswich

- No onward chain
- Large balcony with Marina views
- Two double bedrooms
- Modern bathroom & en suite
- Balcony

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 2730.09
Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



view this property online williamhbrown.co.uk/Property/IPS120789



Property Ref:
IPS120789 - 0005

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.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



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



williamhbrown.co.uk