



**Winchester Way, Ipswich, IP2 9YF**

**welcome to**

**Winchester Way, Ipswich**

This well-presented maisonette has been recently refurbished and is situated in a quiet Close, benefiting from one large bedroom and a modern kitchen. **\*\*NO ONWARD CHAIN\*\*SOLD AS SEEN\*\***



**Agents Notes:**

\*Ask permission for pets

\*On street parking if available

\*New Lease at 125 years

\*Service Charge - £ 968.92 per annum

\*Ground Rent - peppercorn

**Entrance Hall**

Carpet flooring, two large storage cupboards and one radiator.

**Lounge**

13' 9" x 12' 5" ( 4.19m x 3.78m )

Double glazed window to the rear, carpet flooring, one radiator and TV point.

**Kitchen**

10' 9" x 7' 3" ( 3.28m x 2.21m )

Eye and base level units in white with black stone effect worktop surfaces, a stainless steel sink plus drainer, space for appliances, part tiled walls, a boiler, tiled flooring and double glazed window to the front.

**Bathroom**

6' 2" x 6' ( 1.88m x 1.83m )

Double glazed window to the front, tiled flooring, partially tiled walls, low level WC, pedestal wash hand basin, a bath, extractor fan and one radiator.

**Bedroom**

13' 7" x 8' 5" ( 4.14m x 2.57m )

Double glazed window to the rear, carpet flooring, one radiator and a built in wardrobe.



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## **Winchester Way, Ipswich**

- No onward chain
- One large bedroom
- Modern kitchen
- Recently refurbished
- SOLD AS SEEN

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£105,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
IPS120286 - 0004

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