

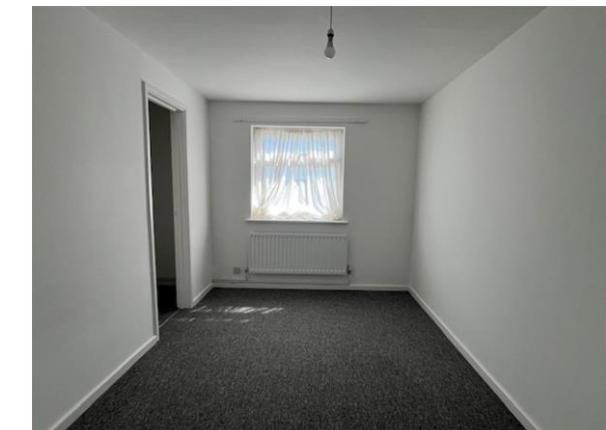


Winchester Way, Ipswich, IP2 9YF

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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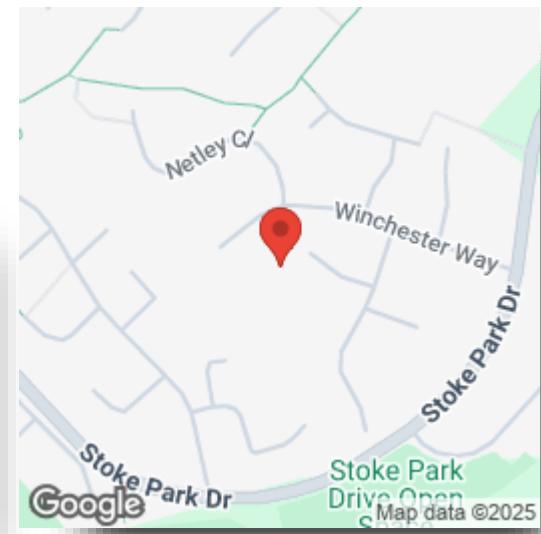
Winchester Way, Ipswich

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

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£105,000



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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 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.



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