



Flat 1 Stoke Street, Ipswich, IP2 8BX

welcome to

Flat 1 Stoke Street, Ipswich

This one bedroom maisonette is located on the vibrant Ipswich Marina and would make the perfect investment or First Time Buy. NO ONWARD CHAIN!



Entrance Hall

20' 7" x 3' (6.27m x 0.91m)

Wood effect flooring throughout, one radiator and a staircase leading to the kitchen/lounge area.

Kitchen/Lounge

18' 5" x 15' max (5.61m x 4.57m max)

Double glazed window to the rear, with river views, wood effect flooring throughout, a boxed in boiler, one radiator, ample space for a table, chairs and sofa set up, eye and base level units in wood with stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, space for a fridge/freezer and washing machine and stairs up leading to the shower room and bedroom.

Landing

Wood effect flooring, one radiator and a door leading to the bedroom and shower room.

Bedroom One

13' 4" x 11' (4.06m x 3.35m)

Double glazed sash window to the front, carpet flooring, one radiator, TV point and a double built in wardrobe.

Shower Room

8' 4" x 4' 6" (2.54m x 1.37m)

Low level WC, pedestal wash hand basin, fully tiled walls, grey wood effect flooring, a shower with glass enclosure, extractor fan and one radiator.



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Flat 1 Stoke Street, Ipswich

- No onward chain
- One bedroom maisonette
- Open plan kitchen/lounge
- Excellent investment or First Time Buy
- Marina location

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

IPS120029 - 0004

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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