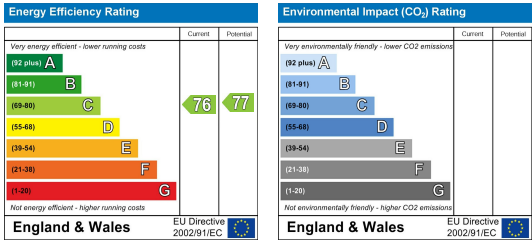


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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THE PROPERTY MISDESCRIPTIONS ACT 1991

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## Flat 1 15 Great Colman Street, Ipswich IP4 2AA

£165,000

A TWO bedroom ground floor apartment situated in the desirable Colman's Garden's building in the heart of Ipswich Town Centre. Accommodation consists of two double bedrooms with en - suite, bathroom, OPEN PLAN fitted kitchen/lounge/diner with double doors opening onto your own courtyard style garden. The property also boasts secure parking with an allocated space, benefits from underfloor heating and being within the heart of Ipswich town centre offering many services and amenities. NO ONWARD CHAIN.





## Flat 1 15 Great Colman Street, Ipswich, IP4 2AA

### Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

**Door to communal hall with letterboxes.**

**Ground floor.**

**Private door to**

### ENTRANCE HALL:

Airing cupboard with water heater, under floor heating, doors off

### BEDROOM ONE: 9'5 x 9'4 (2.87m x 2.84m)

Double glazed window to your rear garden, under floor heating, built in wardrobe space, door to...

### EN-SUITE:

Shower cubicle, hand wash basin, W.C, extractor, tiled floor with under floor heating.

### BEDROOM TWO: 12 x 9'4 (3.66m x 2.84m)

Double glazed window to rear and under floor heating.

### BATHROOM:

Double shower cubicle with glass screen, hand wash basin, W.C, tiled floor with under floor heating.

### OPEN PLAN LOUNGE/DINER/KITCHEN: 24 x 21'4 (7.32m x 6.50m)

**KITCHEN:** Wall and base units, drawers, worktops, sink and drainer, space for appliances, tiled splash backs, opens to lounge/diner

**LOUNGE/DINER:** Double glazed window to rear, double doors to your own private garden. Oil filled electric heaters.

This open plan space has windows looking out to the rear with trees and parking spaces, and the double doors open to your own courtyard style garden.

### OUTSIDE:

This lovely outside space is enclosed by a fence and enjoys a patio and flower/shrub beds. A gate to the parking area with access to your allocated parking space. A secure area with access via an electric gate.

### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

