



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.

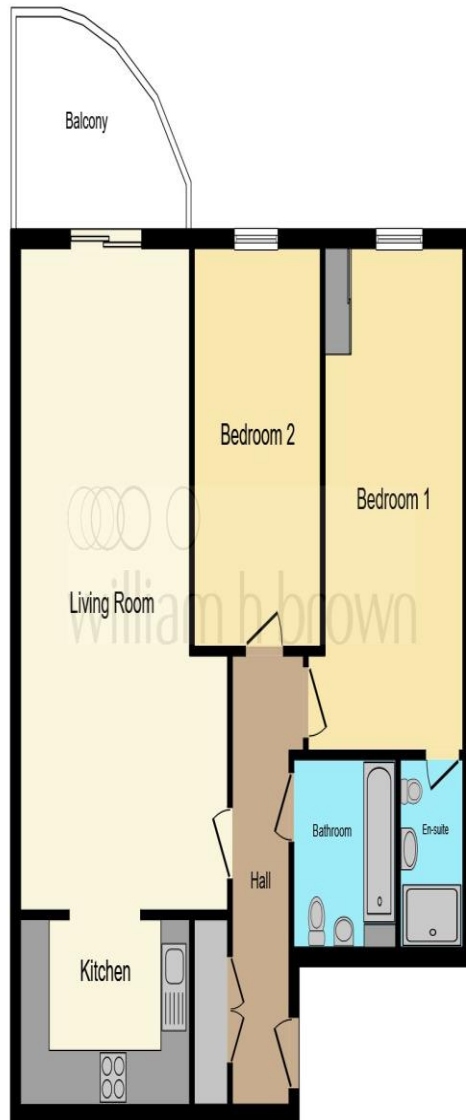
Bathroom

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.

£160,000



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



Property Ref:

IPS120789 - 0003

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