



Cemetery Road, Ipswich,  
£135,000

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**Nestled on Cemetery Road in the vibrant town of Ipswich, this charming first-floor flat offers a delightful living experience in a purpose-built setting. Spanning an impressive 624 square feet, the property features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals seeking extra space.**

**Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise comfort and functionality. The flat also includes a modern bathroom, ensuring convenience for daily living.**

**One of the standout features of this property is its prime location. Situated close to the town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities, making it an excellent choice for those who appreciate the convenience of urban living. The IP4 area is known for its friendly community and excellent transport links, providing easy connections to surrounding areas.**

**This two-bedroom flat is an exceptional opportunity for anyone looking to settle in Ipswich, combining modern living with a desirable location. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Don't miss the chance to make this lovely flat your new home.**





**PROPERTY:**

A great opportunity to acquire this two bedroom purpose built first floor flat located in this convenient IP4 position. The property would ideally suit a first time buyer or investment purchaser whilst the deceptively spacious accommodation comprises:- entrance hallway, living room, kitchen, two bedrooms and bathroom. Outside there are communal gardens and a storage room.

Council Tax: Band A  
Ipswich

**LOCATION:**

Location: - Ipswich Town centre is within one mile and offers a variety of shopping and leisure facilities including cafes, restaurants and theatres. Ipswich mainline station is also only 2.4 miles away with links to London Liverpool Street, Norwich and Cambridge. The local area is also serviced by a number of Primary and Secondary Schools including St. Margaret's primary and Northgate High School.

**COMMUNAL ENTRANCE HALLWAY:**

Communal entrance door to:- communal entrance hall with stairs to first floor landing and door to communal gardens.

**ENTRANCE HALL:**

Double glazed frosted entrance door to:-Radiator, access to loft space, wall mounted thermostat and built in airing cupboard.

**LIVING ROOM:**

12'8 x 12'1 (3.86m x 3.68m)

Double glazed bay window to front elevation, radiator, fire surround with inset coal effect fire (not tested).





**KITCHEN:**

112 x 7'5 (34.14m x 2.26m)

Double glazed window to rear elevation, stainless steel sink unit with mixer tap and cupboards under, a range of floor standing cupboards with adjacent work tops, wall mounted double cupboard, wall mounted gas boiler, built in electric hob with electric oven under, space for fridge/freezer, space for washing machine, space for slimline dishwasher, built in storage cupboard and built in larder (with double glazed window to rear).

**BEDROOM ONE:**

12'11 x 9'10 (3.94m x 3.00m)

Double glazed window to front elevation, radiator and built in alcove cupboard.

**BEDROOM TWO:**

10'5 x 7'8 (3.18m x 2.34m)

Double glazed window to rear elevation, radiator and built in double wardrobe cupboard.

**BATHROOM:**

6'1 x 6'0 (1.85m x 1.83m)

Double glazed frosted window to rear elevation, low level WC, wash hand basin with vanity cupboard under, panel bath with mixer tap shower over, tiled splashbacks and radiator.



**OUTSIDE:**

To the rear of the property there are communal gardens and a brick storage area. A permit can be obtained for parking via local authority ( chargeable per annum ) for the street.

**LEASE/SERVICE CHARGES:**

Lease length: 125 years

Lease remaining: 87 years

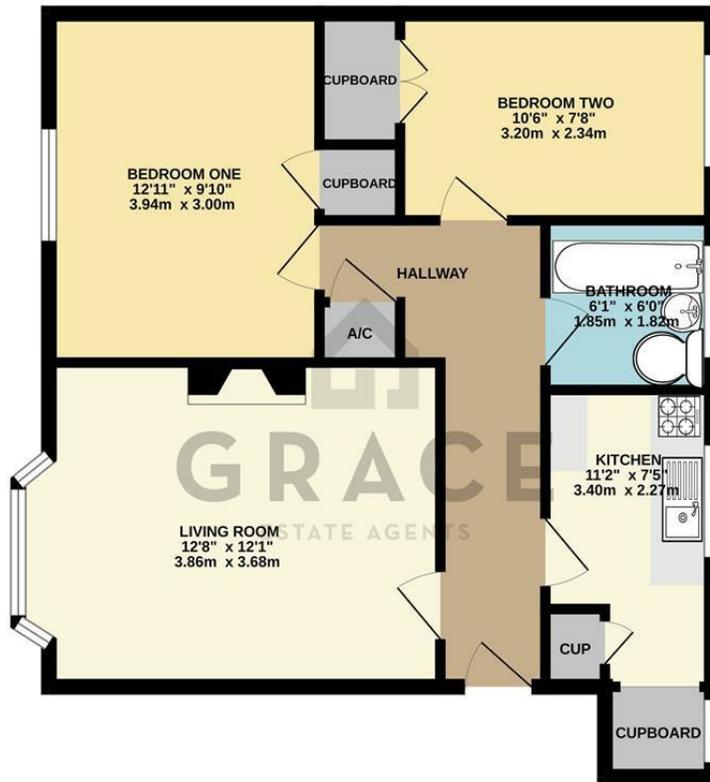
Service charge: Approximately £500 per annum

Ground rent: £10.00 per annum





GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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