

# KEYSTONE



Clarkson Street, Ipswich, IP1 2JB

Offers In Excess Of £140,000

Duplex Apartment

Lounge

Kitchen

Immaculate Throughout

Two Bedrooms

Roof Terrace

Shower Room

No Onward Chain

# Clarkson Street, Ipswich IP1 2JB

Nestled in the heart of Ipswich on Clarkson Street, this charming 2 bedroom Victorian duplex apartment offers a delightful blend of character and modern living. With two well-proportioned bedrooms, this residence is perfect for individuals in a vibrant town centre location.

One of the standout features of this property is the stunning roof garden, providing a private outdoor retreat where you can unwind and enjoy the fresh air. This unique space is perfect for al fresco dining or simply soaking up the sun, making it a rare find in urban living.

Additionally, permit parking can be available but we advise buyers to make their own enquires with the local council to be 100% sure this can be offered. The proximity to local amenities, shops, and transport links further enhances the appeal of this property, making it an excellent choice for those who appreciate the convenience of city living.

This Victorian duplex apartment on Clarkson Street is not just a home; it is a lifestyle choice that combines historical charm with modern comforts. Do not miss the opportunity to make this delightful property your own.



#### COMMUNAL ENTRANCE DOOR

Opening into communal hallway.

#### COMMUNAL HALLWAY

Comprises of doors opening to other apartments and steps down to rear access door opening to communal garden area.

#### ENTRANCE DOOR

Opening to stairs leading up to half landing which comprises of window to rear aspect, radiator, steps leading up to full landing area and door opening to kitchen.

#### KITCHEN

Fitted with a range of base units and drawers with matching wall mounted cabinets, integrated oven, inset induction hob with extractor over, fridge freezer and washer dryer machine. Sink and drainer unit, tiled splash backs, vinyl flooring, window to rear aspect, radiator and opening into lobby area.

#### LOBBY AREA

Comprising of airing cupboard housing combination boiler, loft access hatch and door opening to shower room.

#### SHOWER ROOM

Fitted with a three piece suite comprising of low level w/c, vanity inset hand wash basin with storage beneath and shower cubicle. Heated towel rail, vinyl flooring, window to rear aspect and recess spotlighting.

#### LANDING

Comprising of phone intercom system, doors opening to lounge and both bedrooms.

#### LOUNGE

Comprising of radiator, window to front aspect, recess spotlighting and patio sliding door opening to roof top garden.

#### ROOF TOP GARDEN

Comprising of an outside wall mounted light, laid decking and benefits from a south west aspect.

#### BEDROOM ONE

Comprising of window to front aspect and radiator.

#### BEDROOM TWO

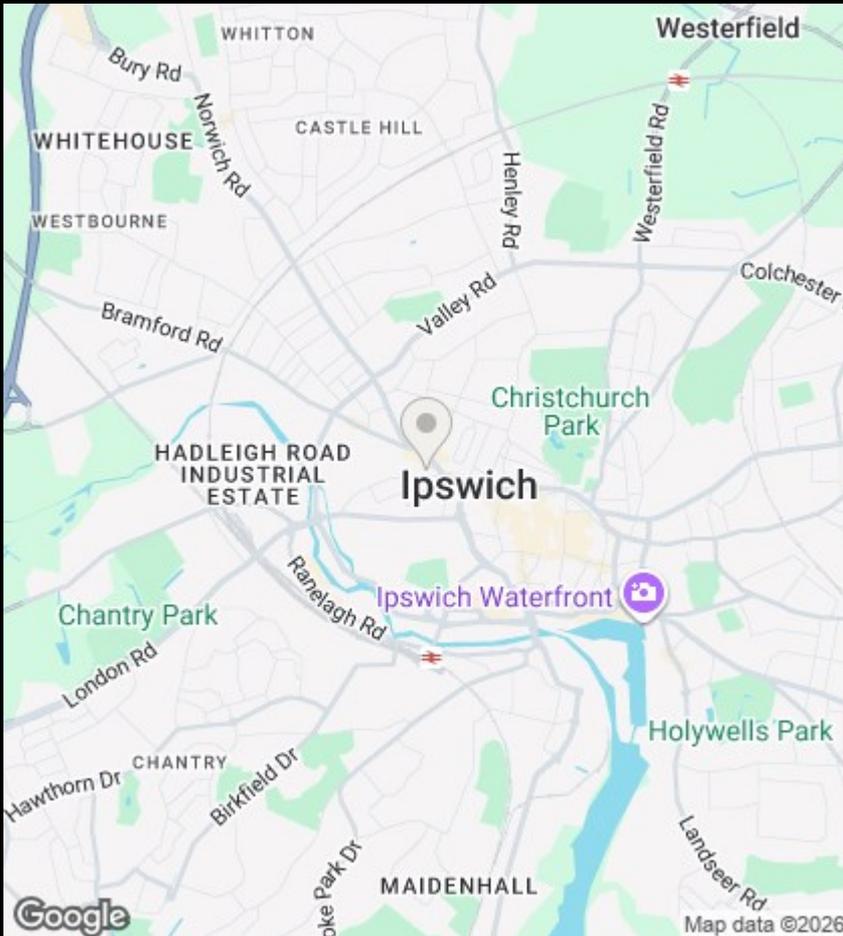
Comprising of window to front aspect, loft access hatch and radiator.

#### OUTSIDE

The property benefits from Zone 4 permit parking accessible with a residents permit.

#### AGENTS NOTES

On successful purchase of the property the new owner will receive a share of the freehold.



## Viewings

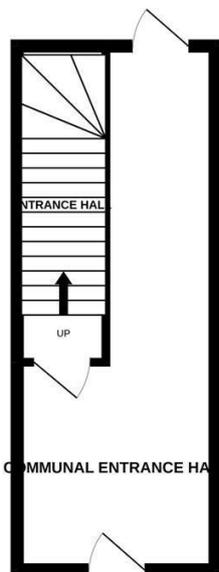
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

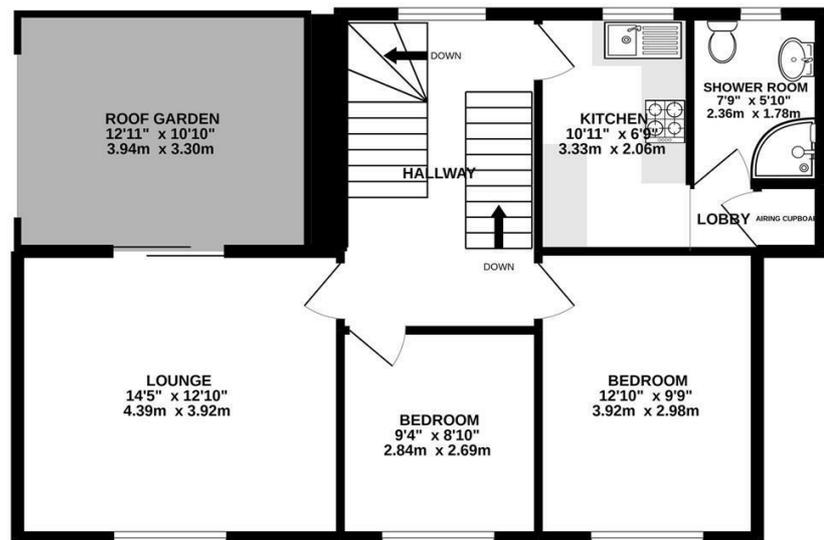
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
208 sq.ft. (19.3 sq.m.) approx.



FIRST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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