



Norwich Road, Ipswich, IP1 2EP

welcome to

Norwich Road, Ipswich

This 3rd floor apartment is situated in Norwich Road and is split across two levels, benefiting from two bedrooms, an open plan kitchen/diner lounge, a balcony and NO ONWARD CHAIN!

Entrance Hall

Wood effect flooring, an airing cupboard one storage radiator.

Kitchen/Diner/Lounge

Wood effect flooring, double glazed windows rear and side, a door to the balcony, one storage radiator, eye and base level units in white with granite effect worktop surfaces, an integrated oven with induction hob and extractor hood, integrated fridge/freezer and dishwasher, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap.

Balcony

Wood flooring and a glass balustrade.

Ground Floor Bedroom Two

Carpet flooring, one storage radiator and double glazed window to the side.

Ground Floor Bathroom

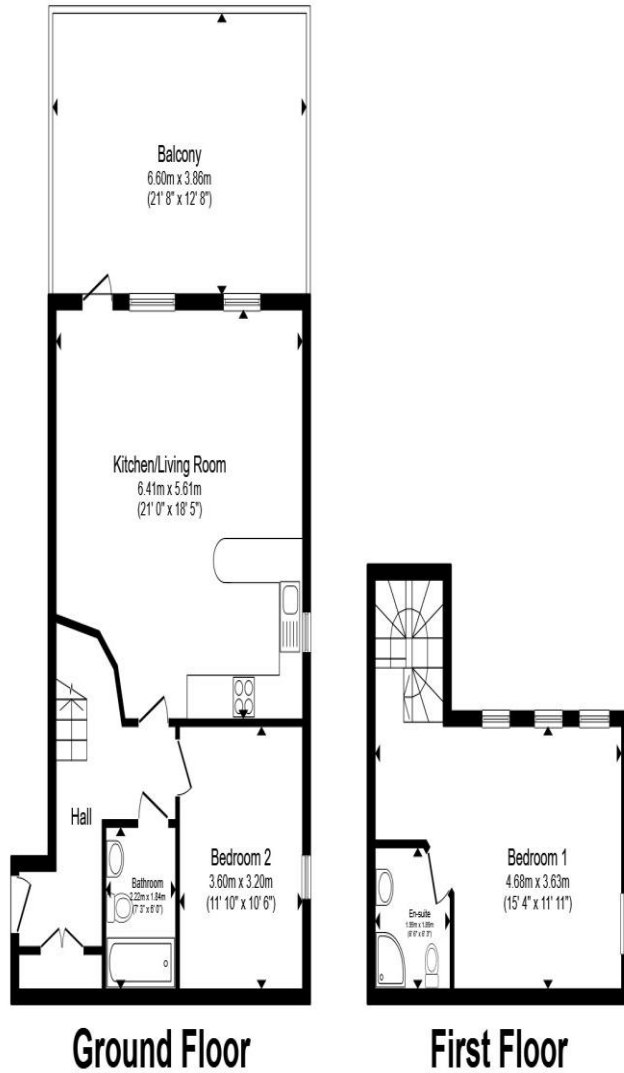
Laminate flooring, low level WC, chrome heated towel rail, spotlights, a bath with chrome mixer tap and shower attachment, tiled walls, extractor fan and wash hand basin with chrome mixer tap.

First Floor Landing

Carpet flooring.

Master Bedroom

Carpet flooring, double glazed window to the side, an internal window to the kitchen/diner/lounge and one storage radiator.



Total floor area 87.9 m² (946 sq.ft.) approx

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.propertybox.io



welcome to
Norwich Road,
Ipswich

- No onward chain
- 3rd floor apartment
- Open plan kitchen/diner/lounge
- 1st floor master bedroom
- Balcony

Tenure: Leasehold EPC Rating: D
Council Tax Band: B 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.

£100,000



view this property online williamhbrown.co.uk/Property/IPS121116



Property Ref:
IPS121116 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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