

# KEYSTONE



Winchester Way, Ipswich, IP2 9YF

Offers In Excess Of £125,000

First Floor Maisonette  
Lounge/Diner  
Bathroom  
Popular Location

Two Bedrooms  
Kitchen  
Communal Off Road Parking  
Ideal Investment

# Winchester Way, Ipswich IP2 9YF

Welcome to this charming first-floor maisonette located on Winchester Way. This generous-sized apartment offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation or entertaining guests. The two bedrooms are thoughtfully designed, offering ample space for rest and personalisation.

Situated in a popular location, this property benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The vibrant community of Ipswich offers a variety of leisure activities and cultural experiences, making it a wonderful place to live.

Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this delightful maisonette your new home.



#### Entrance door

Leading to entrance with large understairs cupboard and stairs to first floor.

#### Landing

with built in cupboard and radiator.

#### Lounge/Diner

15'6 x 13 '3

Window to rear and radiator.

#### Kitchen

10'9 x 6'2

Fitted with a range of base units and drawers and matching wall mounted cabinets, sink and drainer unit with tiled splash backs, space for washing machine, space for fridge freezer, wall mounted boiler and window to front.

#### Bedroom One

14'2 x 8'7

Window to rear and radiator.

#### Bedroom Two

11'7 x 7'1

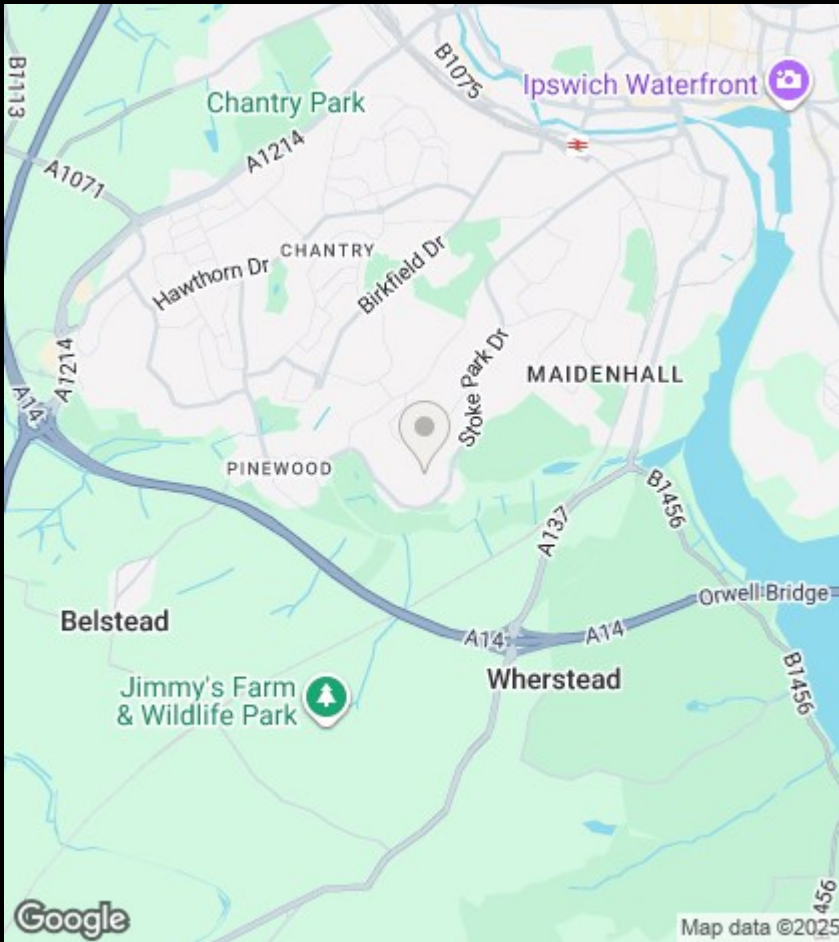
Window to front and radiator.

#### Bathroom

Fitted with panel bath with shower over, w/c, pedestal wash basin, radiator, tiled splash backs and window to front.

#### Outside

The property has the use of a communal carpark to the rear of the building this is used on a first come first serve basis.



## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(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	

