



Callisto Court, Ipswich, IP1 5AS

welcome to

Callisto Court, Ipswich

This well-presented Coach House benefits from two double bedrooms, a large lounge/diner, a modern kitchen, a seperate utility space, an en suite, a seperate bathroom and a garage.

Hall

10' 9" x 5' 8" (3.28m x 1.73m)

Wood effect flooring, one radiator, front door and a door leading to the utility room.

Utility

10' 4" x 5' 8" (3.15m x 1.73m)

Carpet flooring and a double airing cupboard.

Staircase & Landing

Carpet flooring, one radiator and loft hatch.

Lounge/Diner

20' 1" x 9' 5" (6.12m x 2.87m)

Two double glazed windows to the rear, carpet flooring, two radiators, wall papered walls, TV point and an opening to the kitchen.

Kitchen

9' 6" x 9' 1" (2.90m x 2.77m)

Double glazed window to the rear, marble effect flooring, a boiler, eye and base level units in grey wood effect with black marble effect roll top surfaces, tiled splashback throughout, space for a fridge/freezer, washing machine and cooker, a fitted extractor hood, fitted down lighters, a breakfast bar area and double glazed window to the rear.

Master Bedroom

15' 2" max x 11' 3" (4.62m max x 3.43m)

Double glazed window to the front, carpet flooring, one radiator and a wall papered wall.

En Suite

7' 4" x 4' 8" (2.24m x 1.42m)

Double glazed window to the front, low level WC, pedestal wash hand basin, a shower with glass enclosure and tiled splashback, one radiator, stone effect flooring, shaver point and extractor fan.

Bedroom Two

9' 6" x 7' 4" (2.90m x 2.24m)

Double glazed window to the front, carpet flooring, one radiator and a wall papered wall.

Bathroom

7' 1" x 7' 5" (2.16m x 2.26m)

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, part tiled walls, extractor fan and stone effect flooring.

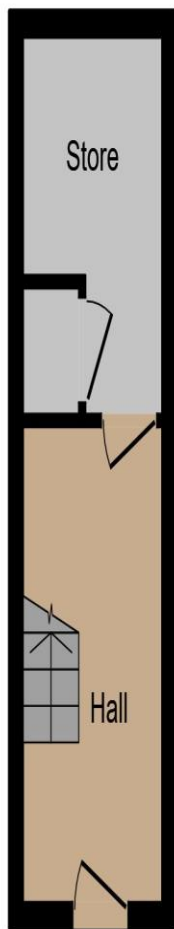
Garage

21' 9" x 8' 2" (6.63m x 2.49m)

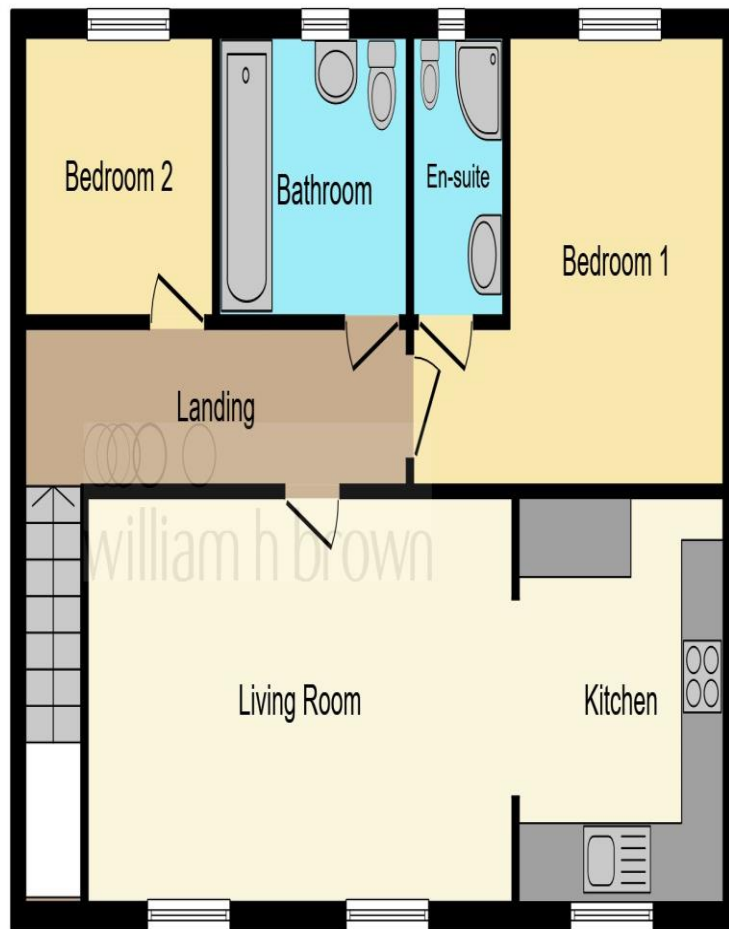
An up and over door, light, power and ample space for a car.

Property Info:

New boiler installed December 2025.



Ground Floor



First Floor

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



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- Two double bedrooms
- En suite & seperate bathroom
- Large lounge/diner
- Modern kitchen & seperate utility space
- New boiler installed December 2025

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 534.48

Ground Rent: 60.96

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Feb 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000



view this property online williamhbrown.co.uk/Property/IPS120815



Property Ref:
IPS120815 - 0003

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