



Wherstead Road, Ipswich IP2 8JR

welcome to

Wherstead Road, Ipswich

This well-presented, 5th floor flat benefits from a large lounge/diner, a balcony, under floor heating throughout and one secure, underground, allocated parking space. This flat would make the perfect First Time Buy or investment. NO ONWARD CHAIN!



Entrance Hall

An airing cupboard, a storage cupboard, carpet flooring and an entry phone system.

Lounge/Diner

Double glazed window to the side, a door to the balcony, additional floor to ceiling windows to the side, carpet flooring, TV point, under floor heating and an open arch to the kitchen.

Balcony

A glass balustrade and ample space for a small table and chairs.

Kitchen

Eye and base level units in wood with stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, an integrated fridge/freezer, space for a washing machine, spot lights, wood effect flooring and double glazed window to the rear.

Master Bedroom

Double glazed window to the side, carpet flooring and one radiator.

Bathroom

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, tiled flooring, under floor heating, chrome heated towel rail, extractor fan and spot lights.

Parking

One secure, underground, allocated parking space.



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Wherstead Road, Ipswich

- No onward chain
- 5th floor flat
- Large lounge/diner
- Balcony
- Under floor heating throughout

Tenure: Leasehold EPC Rating: C

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.

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS121151 - 0002

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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