



Rosewarne Villas, Berners Street, Ipswich, IP1 3LU

welcome to

Rosewarne Villas, Berners Street, Ipswich

A well-proportioned, one bedroom, ground floor apartment offering a large lounge, separate kitchen, ample storage and an allocated parking space to the rear. Ideally positioned in a prime Town centre location, the property is within a short walk of Christchurch Park and the Town centre. EPC = D

Entrance Hall

Radiator, storage cupboard and additional understairs storage cupboard.

Lounge

A spacious room with a sash window to the rear, carpet flooring, radiator, a fireplace with stone surround and TV point.

Kitchen

Separate kitchen with windows to the side and rear, providing plenty of natural light. Fitted with a range of cream base level units with grey worktops a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with gas hob, tiled splashbacks, storage cupboard, boiler and space and plumbing for a washing machine, fridge/freezer and dishwasher.

Bedroom

A good-sized double bedroom with a sash bay window to the front, carpet flooring, radiator and TV point.

Bathroom

Low level WC, pedestal wash hand basin, a bath with shower attachment, part tiled walls, radiator and extractor fan.

Parking

The property benefits from one allocated parking space to the rear.



Total floor area 56.2 m² (605 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

**Rosewarne Villas, Berners Street,
Ipswich**

- No onward chain
- One bedroom ground floor apartment
- Spacious lounge
- Separate fitted kitchen
- Sash windows & ample storage space

Tenure: Leasehold EPC Rating: D

Council Tax Band: A 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.

£105,000



view this property online williamhbrown.co.uk/Property/IPS121658



Property Ref:

IPS121658 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



Ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk