



Duke Street | | Ipswich | IP3 0BX

Guide Price £125,000

NICHOLAS  
— ESTATES —



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Guide Price £125,000

No Onward Chain | Permit Parking Included | 2nd Floor | Juliette  
Balcony | 2 Bedrooms

- No Onward Chain
- Permit Parking Inc. In yearly fees.
- Communal Garden Area
- Double Glazing Throughout
- Electric Heating

### Kitchen

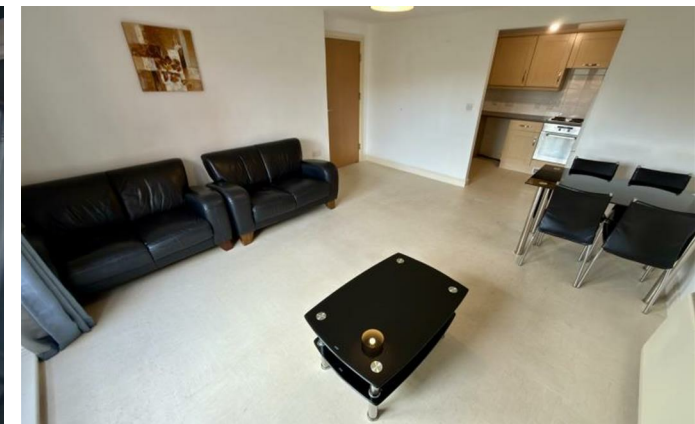
0'6"x0'11"x0'0" (1.90x3.49x0.00)

Range of base and eye level units, space and plumbing for washing machine, and free standing fridge freezer, integrated Electric Hob/Oven with extractor above. Worktop surface with stainless steel sink with drainer. Kickboard electric heater. Click vinyl tile flooring.

### Bedroom I

1'4"x0'10"x0'0" (4.84x2.95x0.00)

(Maximum Measurement) Rear aspect window, electric heater, and click vinyl tile flooring. Access into;



We are pleased to bring to the market this 2 bedroom 2nd floor apartment located within the Modus Development. The internal layout comprises; Hallway, Lounge/Diner, Juliette Balcony and access into kitchen. 2x bedrooms, with En suite to bedroom 1, and



## Bedroom 2

0'7"x0'11"x0'0" (2.21x3.35x0.00)

Rear aspect window, electric wall heater, click vinyl tile flooring.

## Lounge/Diner

1'3"x1'2"x0'0" (4.65x4.31x0.00)

Rear Aspect double glazed doors to Juliette Style balcony with views over the communal gardens, Electric Storage heater, click vinyl tile flooring, and opening into;

## En-Suite

0'6"x0'6"x0'0" (1.80x1.95x0.00)

Shower cubicle with mains shower, low level w/c and hand wash basin fitted into tiled splashback surround. Click vinyl tile flooring. Extractor fan, and heater.

## Bathroom

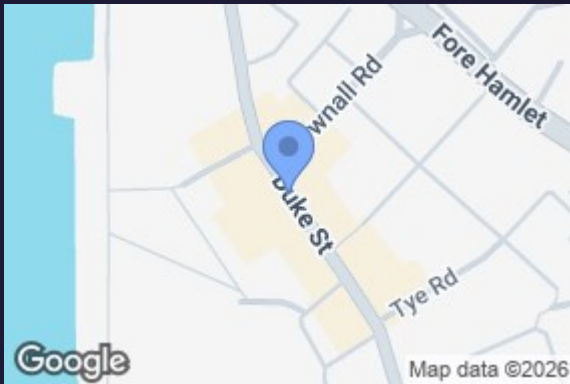
Bath with fitted mains shower, and shower screen, w/c and hand wash basin fitted into tiled splashback surround. Extractor fan, and heater.

## Outside

Residents have access to communal garden area located within the surround of the development. Permit parking is available as part of the yearly fee's as well as the option for a visitor permit.

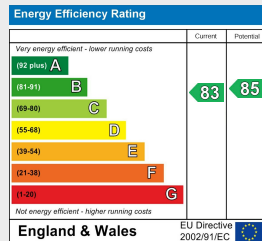
## Hall

Ground floor entry level communal door, stairs and lift to all floors, and the property is located on the second floor. Internal entry door to the property with Intercom entry phone, Airing cupboard housing water tank, and an additional cupboard for storage. Click Vinyl Tile flooring.



Council Tax Band **B**

EPC Rating **B**



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