

Connells

Bruff Road
Ipswich

Bruff Road
Ipswich IP2 8GX

for sale offers in excess of
£105,000







Property Description

A two bedroom second floor apartment well located for many local amenities and transport links. The property comprises of open plan living, two good sized bedrooms and bathroom. Outside the property benefits from one allocated parking space and communal green to the front. The property currently has tenants in situ.

The property is ideally located for access to the A 12/A 14, Ipswich town centre, the train station, Suffolk food hall & access to Shotley Marina which offers a range of marine facilities and has local pubs & restaurants.
Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

Communal Entrance

Accessed via double glazed entrance with stairs rising to the second floor.

Entrance Hall

The entrance hall is accessed via entrance door, has loft access, storage cupboards and radiator.

Lounge Area

Double glazed windows to rear and two radiators.

Kitchen Area

Double glazed window to front with a selection of wall and base level unit units, space fridge freezer and washing machine, gas hob with extractor over, electric oven and cupboard housed boiler.

Bedroom One

Double glazed window to front and radiator.

Bedroom Two

Two double glazed windows to rear, built in wardrobe and radiator.

Bathroom

Double glazed window to front, panel bath, pedestal wash hand basin, low-level w/c and radiator.

Outside

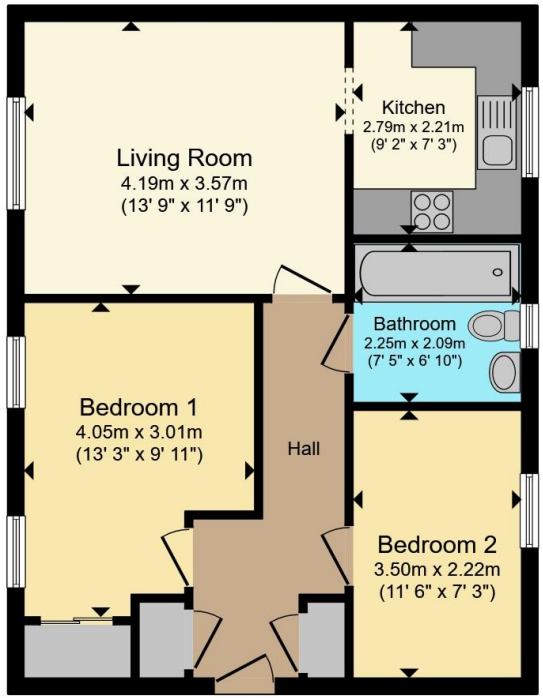
The property comes with a allocated parking space.

Agent Note

Please note that some of the pictures are AI generated.







Floor Plan





Total floor area 55.7 m² (599 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

To view this property please contact Connells on

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6 Princes Street
IPSWICH IP1 1QT

EPC Rating: C

Council Tax Band: A

Service Charge: 1374.12

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH312790

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.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.