Westerfield Road, Ipswich, IP4 2UT

william
h brown

welcome to

Westerfield Road, Ipswich

This well-presented, ground floor apartment is situated on Westerfield Road and benefits from one bedroom, a separate lounge and kitchen, access to a large garden and off street parking. There is no ground rent payable and NO ONWARD CHAIN.

Entrance Hall
Tiled flooring and double glazed window to the front.

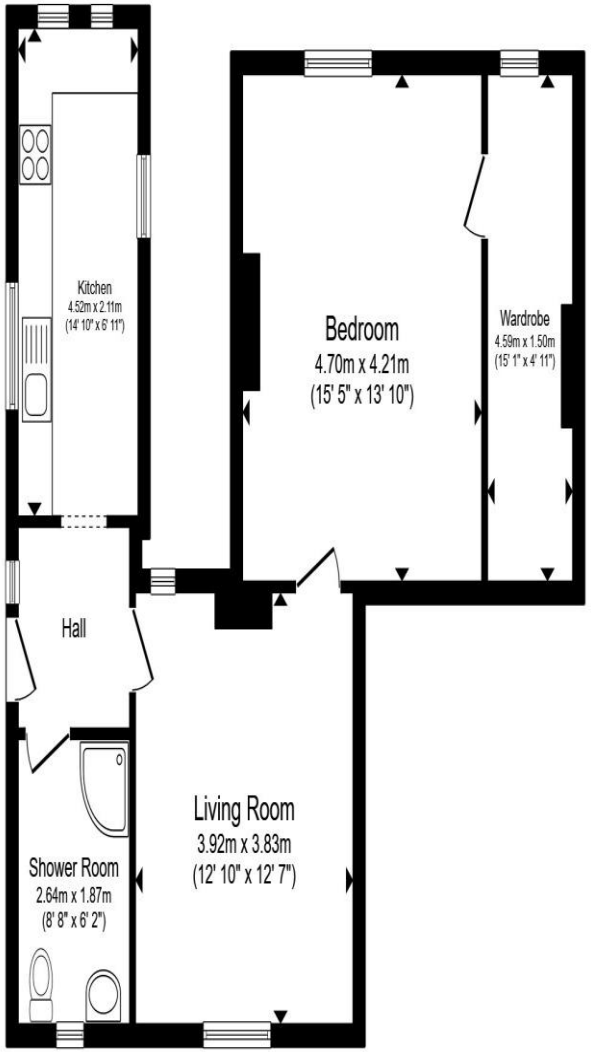
Lounge
Carpet flooring, double glazed window to the side, one radiator, TV point and a fireplace.

Kitchen
Base level units in white with wood effect worktop surfaces, space for a washing machine and fridge, a ceramic one and a half bowl sink plus drainer and chrome mixer tap, tiled flooring, double glazed windows to the front, side and rear, a wall mounted boiler, an integrated oven with gas hob and extractor hood, an integrated freezer.

Master Bedroom
Carpet flooring, double glazed window to the side, one radiator, a large walk in wardrobe with one further radiator, wood effect flooring and double glazed window to the side.

Bathroom
Tiled flooring and walls, low level WC, wash hand basin, chrome heated towel rail, double glazed window to the side, extractor fan, spotlights and a corner shower with sliding glass doors.

Parking
Off street parking via driveway.



Total floor area 62.0 m² (667 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

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Westerfield Road, Ipswich

- Private Entrance
- One bedroom
- Separate lounge & kitchen
- Parking
- Access to large garden

Tenure: Leasehold EPC Rating: F
Council Tax Band: A Service Charge: 2257.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£170,000

view this property online williamhbrown.co.uk/Property/IPS121397

The Property Ombudsman

Property Ref:
IPS121397 - 0004

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.

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