



Connells

Segger View
Kesgrave Ipswich

Segger View Kesgrave Ipswich IP5 2BG

for sale
£170,000



Property Description

Situated in the sought after Grange Farm location, close to a range of local shops and amenities, Connells are pleased to bring to market this modern two-bedroom ground floor apartment and benefits from a recently installed combination boiler. The accommodation comprises of a welcoming living area, a modern fitted kitchen/breakfast room, two good-sized bedrooms with the primary bedroom having an convenient en-suite and a separate bathroom suite. Externally, the property benefits from allocated off-road parking, providing convenient parking for residents and a early viewing is highly recommended to appreciate the accommodation and location on offer.

Kesgrave is a popular residential town to the east of Ipswich, offering a wide range of local amenities and excellent everyday conveniences. The Grange Farm development is particularly desirable, with local shops, schools, green spaces and recreational facilities nearby. The area benefits from convenient access to Ipswich town centre and the A12 and A14 road networks, making it suitable for commuters travelling further afield. Kesgrave also offers a variety of walking routes and open spaces, providing opportunities to enjoy the outdoors.

Accommodation

Entrance Hall

Accessed via a communal entrance hall, the apartment opens into a welcoming hallway with radiator, storage cupboard and doors leading to all rooms.

Living Room

A bright and comfortable reception room featuring a double glazed window to the front aspect and radiator.

Kitchen/Breakfast Room

Fitted with a modern range of wall and base level units, incorporating a sink and drainer set into work surfaces. The kitchen benefits from an electric hob with extractor hood over, integrated oven, space for a fridge freezer and washing machine, a breakfast bar, radiator and a double glazed window overlooking the rear aspect.

Bedroom One

A good-sized double bedroom with double glazed window to the front aspect, built-in wardrobes, radiator and a combination boiler installed approximately two years ago.

En-Suite

Comprising a shower area, pedestal wash hand basin, low-level w/c, heated towel rail/radiator and extractor fan.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bathroom

Fitted with a panel-enclosed bath, pedestal wash hand basin, low-level w/c, extractor fan and rear aspect window.

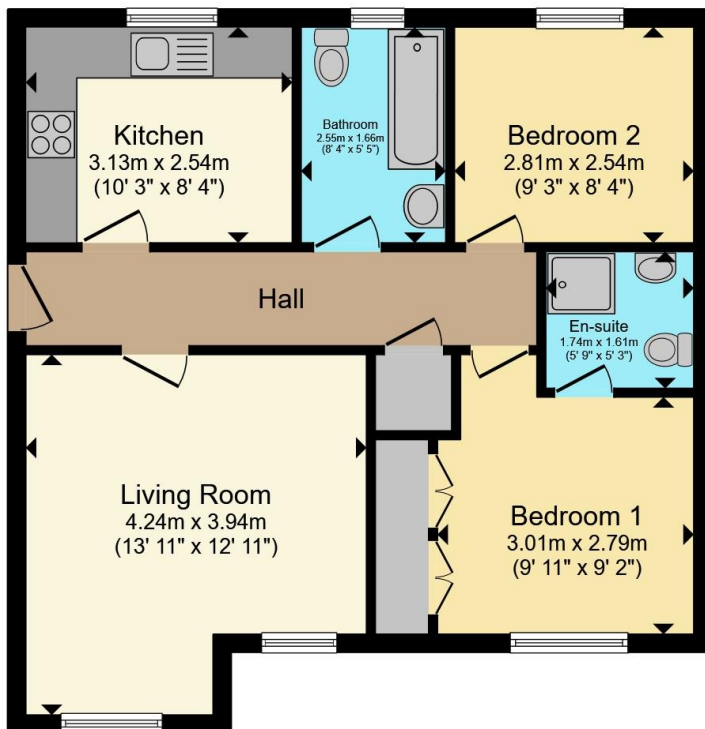
Outside

The property benefits from well-maintained communal gardens and an allocated off-road parking space.

Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 58.1 m² (625 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

Connells



To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

EPC Rating: C

Council Tax
Band: B

Service Charge:
1460.00

Ground Rent:
300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH313068

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require 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.

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