



**Patteson Road, Ipswich, IP3 0BB**

**welcome to**

## **Patteson Road, Ipswich**

This larger than average, well-presented, 3rd floor apartment benefits from two double bedrooms, a balcony, a spacious lounge/diner, master bedroom with en suite, one, secure, underground, allocated parking space, one on street parking permit and NO ONWARD CHAIN!!

### **Entrance Hall**

16' 3" x 6' 3" max ( 4.95m x 1.91m max )

An airing cupboard, carpet flooring, spot lights and an entry phone system.

### **Lounge/Diner**

23' 1" x 14' 3" max ( 7.04m x 4.34m max )

Spacious lounge/diner with double glazed window to the rear, a door to the balcony, an opening to the kitchen, carpet flooring, one electric radiator, spot lights and TV point.

### **Kitchen**

11' 9" x 6' 8" ( 3.58m x 2.03m )

Eye and base level units in wood with stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, spot lights, an integrated oven with electric hob and extractor hood, space for a fridge/freezer and washing machine.

### **Balcony**

Large balcony with a glass balustrade, direct Marina views and space for a table and chairs.

### **Master Bedroom**

18' 3" x 10' 7" max ( 5.56m x 3.23m max )

Double glazed window to the rear, one electric radiator, carpet flooring and a fitted, sliding, mirrored triple wardrobe.

### **En Suite**

6' 5" x 5' 5" max ( 1.96m x 1.65m max )

A shower with glass enclosure, an enclosed WC, a wash hand basin, partially tiled walls, spot lights, extractor fan and chrome heated towel rail.

### **Bedroom Two**

14' 6" x 8' 7" ( 4.42m x 2.62m )

Double glazed window to the front, carpet flooring and one electric radiator.

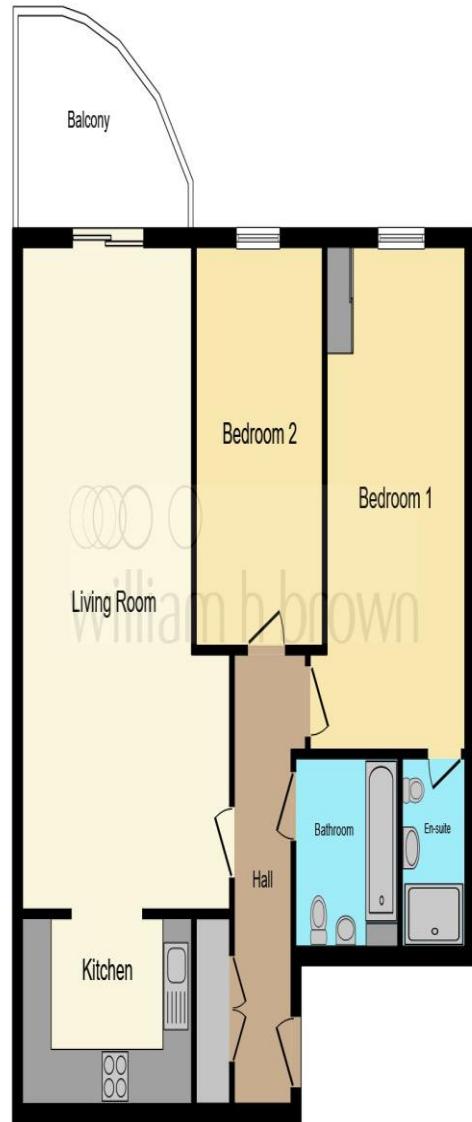
### **Bathroom**

7' 2" x 7' max ( 2.18m x 2.13m max )

Enclosed WC, wash hand basin, a bath with shower attachment, partially tiled walls, stone effect flooring, chrome heated towel rail, extractor fan and spot lights.

### **Parking**

One, secure, underground, allocated parking space and one permit for street parking, allocated to the property.



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.focalagent.com](http://www.focalagent.com)



welcome to  
**Patteson Road,  
Ipswich**

- No onward chain
- Large balcony with Marina views
- Two double bedrooms
- Modern bathroom & en suite
- Balcony

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2730.09

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£155,000**



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