



St. Georges Court St. Georges Street | | Ipswich | IPI 3DA

£136,500

NICHOLAS
— ESTATES —

St. Georges Court St. Georges Street |
Ipswich | IP1 3DA
£136,500

A two bedroom first floor flat, situated in Ipswich town centre and only a short walk to Ipswich Marina and Christchurch Park. The property comprises, entrance hall, bathroom consisting of three piece suite with the added bonus of a En- suite. Open plan living area leading on to the kitchen.

- First Floor Flat
- En-Suite To Master
- Walking Distance To Town Centre
- Two Bedrooms
- Open Plan Living Area

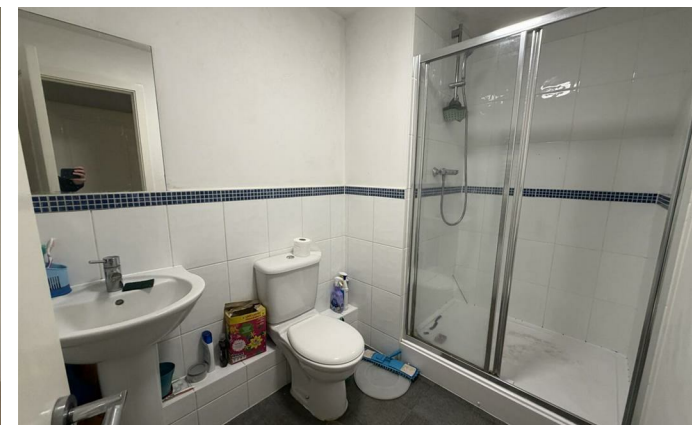
Entrance Hall

Front aspect door, carpet, electric heater, doors to;

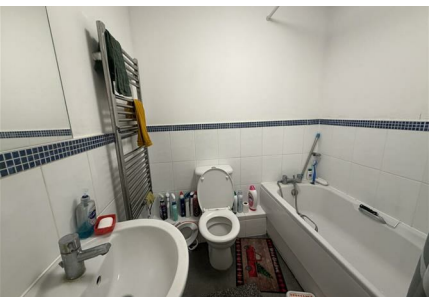
Lounge/Kitchen

26'3 x 10'0 (8.00m x 3.05m)

Front aspect double glazed bay window, carpet to living area and vinyl flooring to kitchen area, electric panel heater - kitchen - wall and base units, work surface, stainless steel sink & drainer, electric hob and oven.



A two bedroom first floor flat, situated in Ipswich town centre and only a short walk to Ipswich Marina and Christchurch Park. The property comprises, entrance hall, bathroom consisting of three piece suite with the added bonus of a En- suite. Open plan living area leading on to the kitchen. Benefitting off road parking and electric panel heaters. No onward chain.



Bedroom 1

10'4 x 9'8 excluding door recess (3.15m x 2.95m excluding door recess)

Two front aspect double glazed windows, carpet, built in wardrobe and door to;

En-Suite

Low level flush w/c, hand wash basin, tiled shower cubicle, tile effect flooring, extractor fan and heated towel rail.

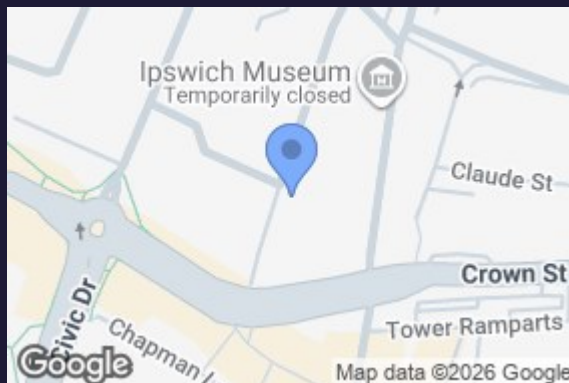
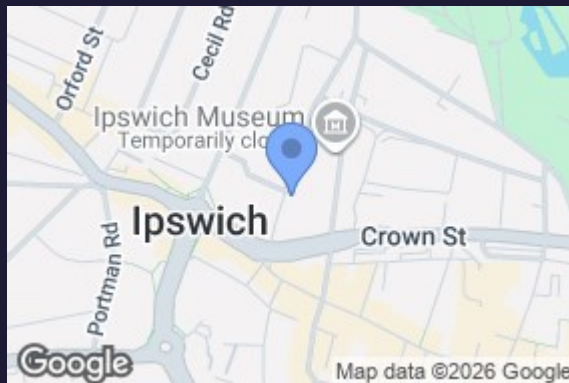
Bedroom 2

13'9 x 7'9 (4.19m x 2.36m)

Front aspect double glazed sash window, carpet and electric panel heater.

Bathroom

Low level flush w/c, hand wash basin, panelled bath with tiled splash backs, tile effect flooring, extractor fan and heater towel rail.



Council Tax Band **B** EPC Rating **C**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	76 79
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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