



169 Wherstead Road | | Ipswich | IP2 8JR

Offers In The Region Of

NICHOLAS
— ESTATES —

169 Wherstead Road |
Ipswich | IP2 8JR
Offers In The Region Of £70,000

No Onward Chain | Allocated Parking | 5th Floor Apartment |
Nearby to Train Station

- No Onward Chain
- 5th Floor Apartment
- Underfloor Heating
- Secure allocated parking
- Walking distance to train station
- Double Glazing

Kitchen

Rear aspect window, range of base and eye level units, Integrated Fridge Freezer, Electric Hob and Oven with extractor above. Space and plumbing for Washing Machine. Worktop surface with Sink fitted in. Vinyl Flooring.

Bedroom

Side aspect window, carpet flooring, and underfloor heating.



No Onward Chain This fifth floor apartment located on Wherstead Road is available for sale, the property is located close by to the Town Center, Ipswich Train Station, and A12/A14 Trunk Roads. The internal layout comprises; Hallway, Living Area w



Living Room

Rear and side aspect double glazed windows, carpet flooring, underfloor heating, and access onto Balcony. Opening into;

Bathroom

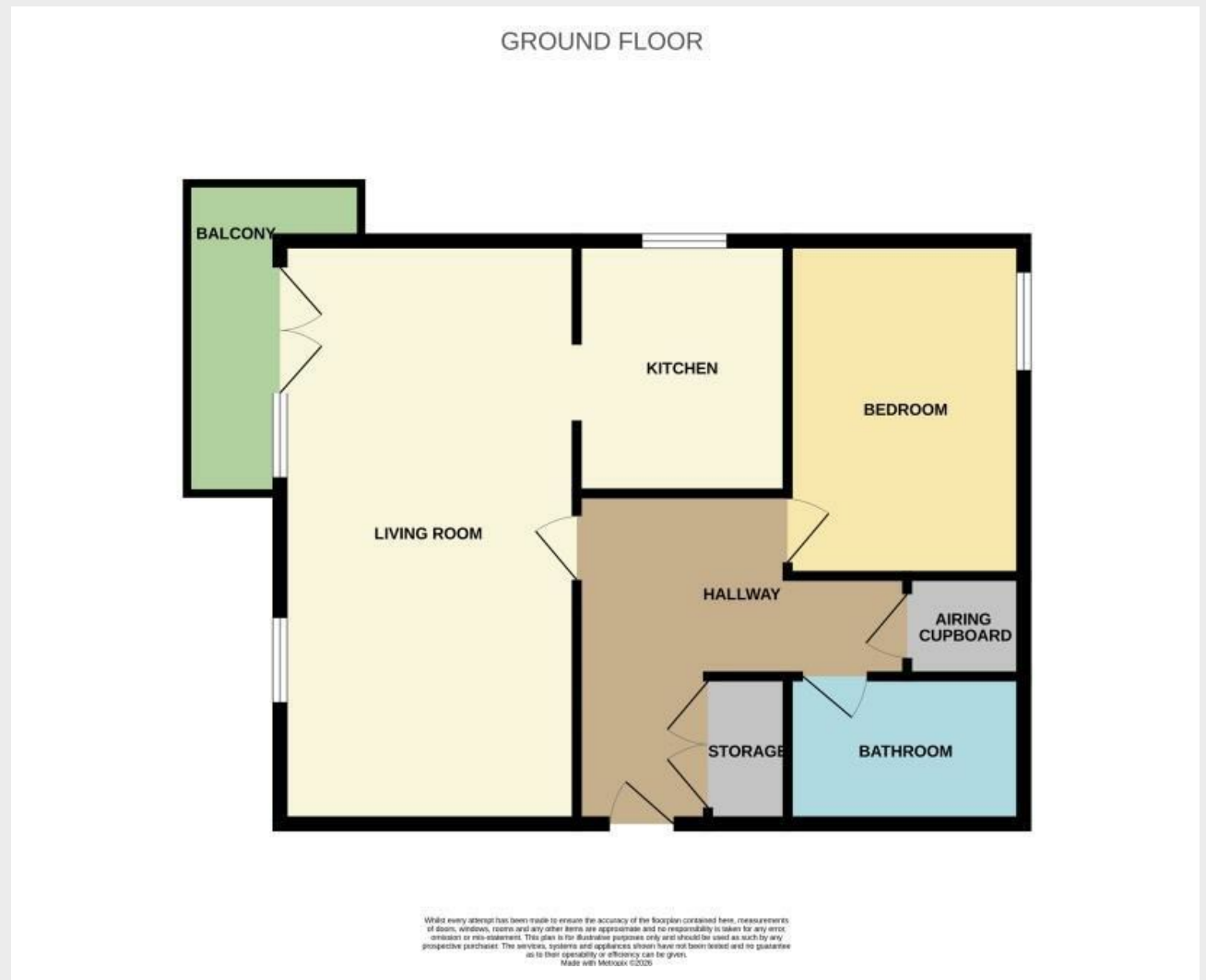
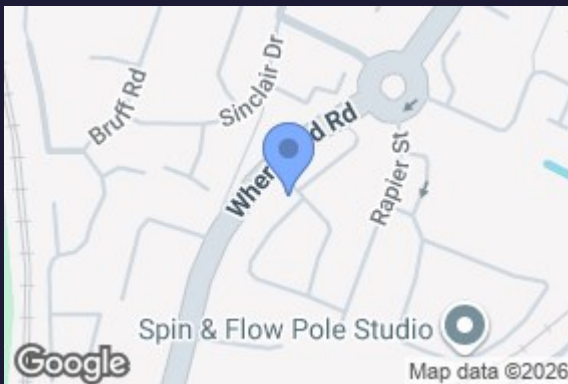
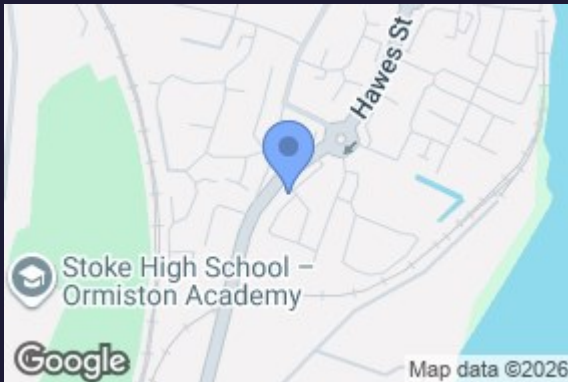
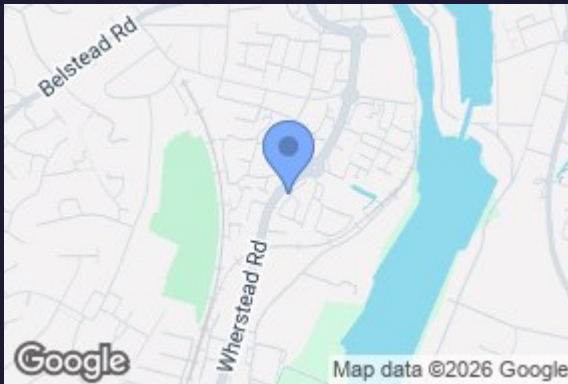
Fitted bathroom that comprises of panel bath, with mixer shower and shower screen attached, tiled flooring, hand wash basin, and low level w/c

Parking

Parking area accessed via secure gate with fob entry, allocated parking space within.

Entrance Hall

Street side entrance via pedestrian fob, into communal entrance with lift and stairs to all floors. The property is located on the 5th Floor. The internal entrance to the property is carpeted, with Airing cupboard, and further storage cupboard. Intercom entry phone. Doors leading to;



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	70
(55-68) D	70
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

173 Hamilton Road
Felixstowe
Suffolk
IP11 7DR
01394 282828
felixstowe@yourhome.co.uk