



**Basement Flat, Cemetery Road, Ipswich, IP4 2HN**

**welcome to**

## **Basement Flat, Cemetery Road, Ipswich**

This well-presented, basement flat has been recently refurbished and benefits from one bedroom, a modern kitchen, a shower room, a private rear garden and permit parking. NO ONWARD CHAIN!

### **Entrance Hall**

Wood effect flooring, two radiators and a fuse box.

### **Lounge**

Spacious lounge with patio doors to the garden, making this the perfect room for entertaining, wood effect flooring, one radiator, TV point, spot lights and an airing cupboard housing a radiator, a boiler and connections for a washing machine.

### **Kitchen**

Eye and base level units in wood with marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, space for a cooker (to stay if required), a fitted extractor hood, tiled splashback, wood effect flooring and an acoustic panelled wall.

### **Shower Room**

Low level WC, wash hand basin, a corner shower with glass enclosure, shower attachment, waterfall showerhead and marble effect panelled splashback, white heated towel rail, wood effect flooring, extractor fan and part tiled walls.

### **Master Bedroom**

Double glazed window to the front, one radiator, wood effect flooring, TV point and a built in wardrobe, with ducting to the outside, for a tumble dryer.

### **Outside:**

#### **Front Garden**

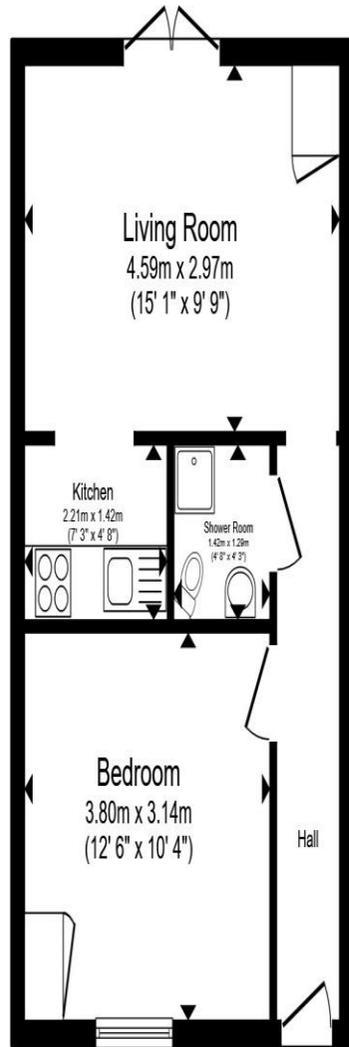
Steps down to the property, a stoned area, an understairs storage space and front door.

#### **Parking**

Permit parking.

#### **Rear Garden**

Fully enclosed, private rear garden with a shed, a side gate, a patio area, a stoned area and a slate area. This garden is perfect for entertaining and enjoying the afternoon sun.



Total floor area 37.7 m<sup>2</sup> (406 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](http://www.propertybox.io)



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**Basement Flat, Cemetery Road,**  
**Ipswich**

- 59 year lease
- No onward chain
- Modern kitchen
- Private rear garden
- Permit parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 99 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

**£90,000**



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Property Ref:  
IPS121104 - 0004

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