



Partridge Road | Ipswich | IP2 0QJ

Price £115,000 Leasehold

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estate agents

# Partridge Road, Ipswich, IP2 0QJ

NO ONWARD CHAIN - We are pleased to be offering for sale this one bedroom first floor apartment located to the South West of Ipswich within walking distance to local schools, shops and bus service and easy access to Suffolk One and A12/A14 trunk roads. The property comprises UPVC door into entrance with stairs rising to first floor leading to lounge/dining room, bedroom, kitchen and bathroom. There is gas central heating, UPVC double glazing throughout, communal gardens with brick built storage cupboard and on road parking on a first come first served basis.



## ENTRANCE

UPVC door into entrance hall, laminate flooring, radiator, double glazed window at bottom of stairwell to rear aspect, stairs to first floor.

## STAIRS

Carpeted stairs leading to landing with laminate flooring, double glazed window to side aspect, radiator, loft hatch, shelved storage cupboard, doors to lounge, kitchen & bathroom.

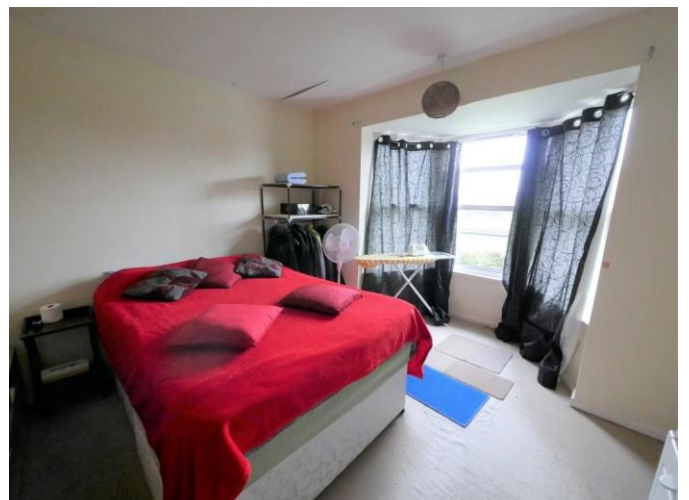


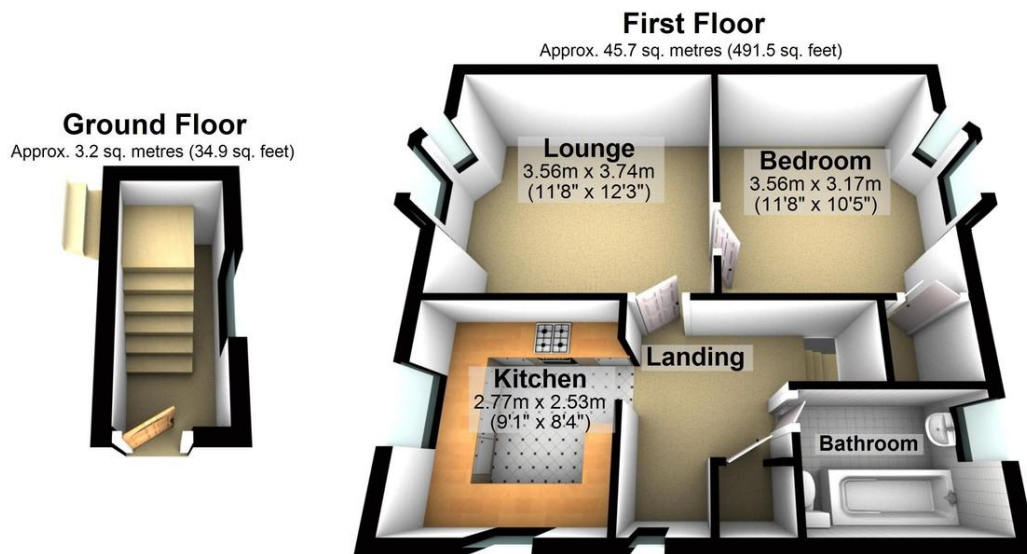
## LOUNGE/DINER

12' 2" x 11' 8" (3.71m x 3.56m) Laminate flooring, double glazed bay window to front aspect, tiled fire place with gas fire, radiator, door to bedroom.

## BEDROOM

11' 7" x 10' 5" (3.53m x 3.18m) Carpeted flooring, radiator, 2 door built in wardrobe, double glazed bay window to rear aspect with views over communal rear gardens.





Total area: approx. 48.9 sq. metres (526.4 sq. feet)

### KITCHEN

8' 10" x 8' 4" (2.69m x 2.54m) Comprising eye level and matching base units with roll edge work tops, stainless steel circular sink and drainer with swan neck mixer tap, 4 ring gas hob with stainless steel extractor over, electric oven, plumbing for washing machine, space for under counter fridge & freezer, wall mounted gas boiler located in wall unit, double glazed windows to front & side aspect.

### BATHROOM

7' 5" x 5' 6" (2.26m x 1.68m) Comprising low level WC, wash hand basin and bath with shower over, vinyl floor tiles, radiator, double glazed window to rear aspect.

### OUTSIDE

Communal gardens, outside brick built storage cupboard.

### COUNCIL

Ipswich Borough Council  
Council Tax Band (A) £1,436.46

### NEAREST SCHOOLS

The Oaks Primary school, Chantry Academy.

### SEVICES

We understand all mains services are connected.

### LEASE DETAILS

125 years commenced on the 13/10/2003

Service charge £248.50 per annum

Ground rent £10.00 per annum

Partridge Road IPSWICH IP2 0QJ	Energy rating <b>C</b>	Valid until: 10 November 2033 Certificate number: 3290-7102-0222-2393-3973
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125 Dale Hall Lane, Ipswich IP1 4LS  
Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)