



Anglesea Road, Ipswich, IP1 3PR

Price £140,000 Leasehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

Anglesea Road, Ipswich, IP1 3PR

NO ONWARD CHAIN - We are delighted to be offering for sale this one bedroom ground floor Maisonette located close town centre & Christchurch park. The property offers a single garage and under cover carport. Steps up to front door lead into entrance hall, there is new laminate flooring throughout, double bedroom, lounge/dining room, fitted kitchen and new fitted bathroom suite. AN IDEAL OPPORTUNITY FOR FTB OR INVESTMENT.

ENTRANCE HALL

Door into entrance hall, newly fitted laminate flooring, airing cupboard housing gas boiler, radiator, storage cupboard, doors into bedroom, lounge/dining and bathroom.

BEDROOM

11' 11" x 8' 11" (3.63m x 2.72m) Newly fitted laminate flooring, radiator, double glazed window to front aspect.

BATHROOM

6' 4" x 5' 4" (1.93m x 1.63m) Newly fitted bathroom suite comprising low level WC, wash hand basin with storage cupboards under, bath with electric shower over, heated towel rail, laminate flooring, double glazed window to side aspect, extractor fan.

LOUNGE/ DINER

20' 1" x 9' 10" (6.12m x 3m) New laminate flooring, 2 radiators, double glazed window to rear aspect, door into kitchen.

KITCHEN

10' 4" x 5' 6" (3.15m x 1.68m) Comprising matching eye level and base units with roll edge work tops, stainless steel sink unit with swan neck mixer tap, integrated fridge & freezer, plumbing for washing machine, electric hob with extractor over, electric oven, extractor fan, tiled flooring, double glazed window to rear aspect.

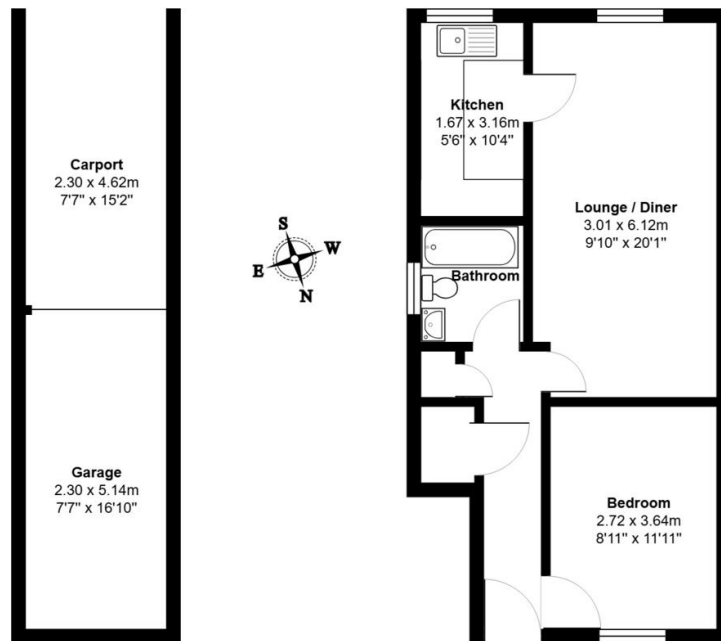
CARPORT

15' 2" x 7' (4.62m x 2.13m) Coverer carport leading to garage.

GARAGE

16' 10" x 7' (5.13m x 2.13m) Up & over roller door power & lighting connected.





Total Area: 68.4 m² ... 736 ft²

OUTSIDE

Driveway leading to carport and garage, side pedestrian access back to street.

LEASE DETAILS

89 years.

Service charge £602.47 P.A.

Which includes ground rent and building insurance.

COUNCIL

Ipswich Borough Council

Council Tax Band (A) £1,502.70

NEAREST SCHOOLS

St Matthews C Of E primary school, Westbourne Academy.

SERVICES

We understand all mains services are connected.

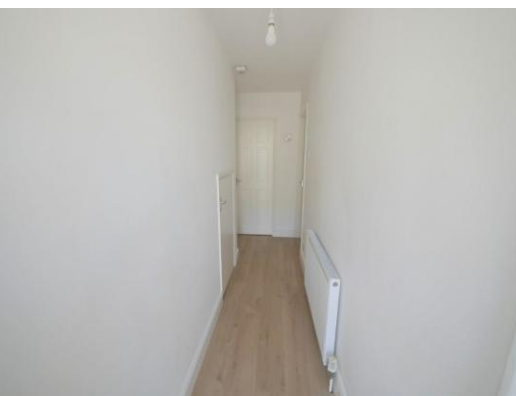
Consumer Protection Regulations 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions,

references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Anglesea Road IPSWICH IP1 3PR	Energy rating C	Valid until:	7 August 2034
		Certificate number:	0081-1209-3604-8844-1200



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.