

Woodbridge Road, Ipswich, IP4 2ED

william h brown

welcome to

Woodbridge Road, Ipswich

A well-positioned, two bedroom, 3rd floor apartment offering practical accommodation, the property presents an attractive opportunity for buyers seeking convenience and value. NO ONWARD CHAIN!

Entrance Hall
Wood flooring, radiator and entry phone system.

Kitchen/Living Area
The open-plan kitchen/living area provides a bright and functional living space, with wood effect flooring, double glazed windows to the rear, Velux windows to the side, allowing plenty of natural light. The kitchen is fitted with a range of eye and base level units in wood effect with marble effect worktop surfaces, a one and a half bowl sink with chrome mixer tap, an integrated electric oven and hob and space for additional appliances.



Bedroom One
Wood flooring, radiator, double glazed rear window and TV point.

Bedroom Two
Wood flooring, radiator and double glazed window to the rear.

Bathroom
Tile effect flooring, low level WC, wash hand basin and chrome mixer tap, a bath with mixer tap and double glazed Velux windows to the side.







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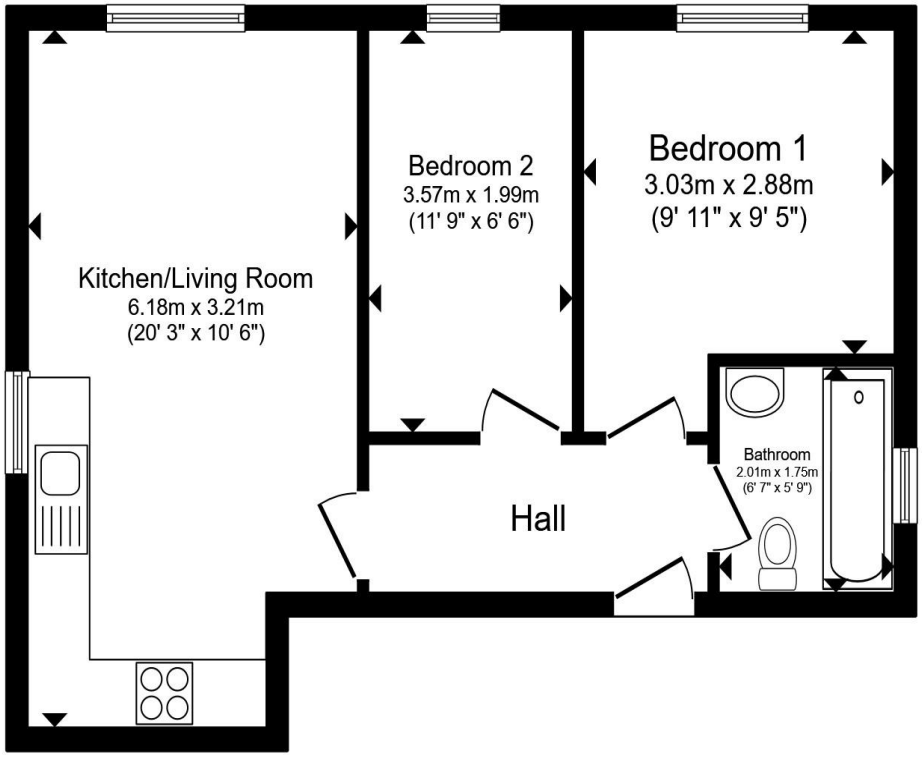
Woodbridge Road, Ipswich

- No onward chain
- Two bedroom, 3rd floor apartment
- Open plan kitchen/living area
- Ideal first-time buy or investment purchase
- Convenient access to Ipswich Hospital

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£45,000



Total floor area 44.8 m² (482 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

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The Property Ombudsman

Property Ref:
IPS121873 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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