

Arcade Street, Ipswich



MARKS & MANN



- INVESTMENT OPPORTUNITY
- TENANT IN SITU
- PRIVATE COURTYARD GARDEN
- WALKING DISTANCE OF IPSWICH WATERFRONT
- EASY ACCESS TO A12/A14
- TWO BEDROOM APARTMENT
- OPEN-PLAN LIVING ACCOMMODATION
- CLOSE TO LOCAL SHOPS, AMENITIES AND BUS ROUTES
- MAINLINE RAILWAY STATION WITH DIRECT LINK TO LONDON LIVERPOOL STREET

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*** INVESTORS ***

Marks and Mann are delighted to offer for sale this TWO BEDROOM GROUND FLOOR APARTMENT, which is being sold with tenants in situ. The property offers open-plan living accommodation, two bedrooms, a family bathroom and a private courtyard style garden and is located in the heart of Ipswich, which offers an array of shops, restaurants and bars. For the commuter the A12/A14 are both within easy reach and Ipswich town has a mainline railway station with a direct link to London Liverpool Street. For further information on the tenancy and to arrange a viewing, please get in touch.

£180,000

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

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Entrance Hall

1.38m x 6.25m (4' 6" x 20' 6")
Leading to sitting room/kitchen, two bedrooms, bathroom

Kitchen/sitting room

4.40m x 6.16m (14' 5" x 20' 3")
Kitchen area
Secondary glazed windows to side aspect, built in oven and hob, extractor fan, base and wall units, stainless steel sink and drainer, laminate flooring.

Sitting room area
Secondary glazed window to side aspect, laminate flooring, radiator.

Bathroom

1.93m x 2.19m (6' 4" x 7' 2")
Bath with electric overhead shower, sink, toilet, tiled floor, part tiled walls, towel rail radiator.

Bedroom one

3.43m x 3.54m (11' 3" x 11' 7")
Secondary glazed window to side aspect, radiator, door to:

Cloakroom

1.09m x 2.21m (3' 7" x 7' 3")
Toilet and hand wash basin.

Bedroom two

2.82m x 3.84m (9' 3" x 12' 7")
Secondary glazed window and door to side courtyard, built in wardrobe, radiator

Outside

Courtyard garden

Important information

Tenure - Leasehold
Services - We understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band B
EPC rating - C
Our ref - JB/TS

Location

Property is in town centre, with close links to A12/A14

Directions

Using a SatNav, please use IP1 1EX as the point of destination

Disclaimer

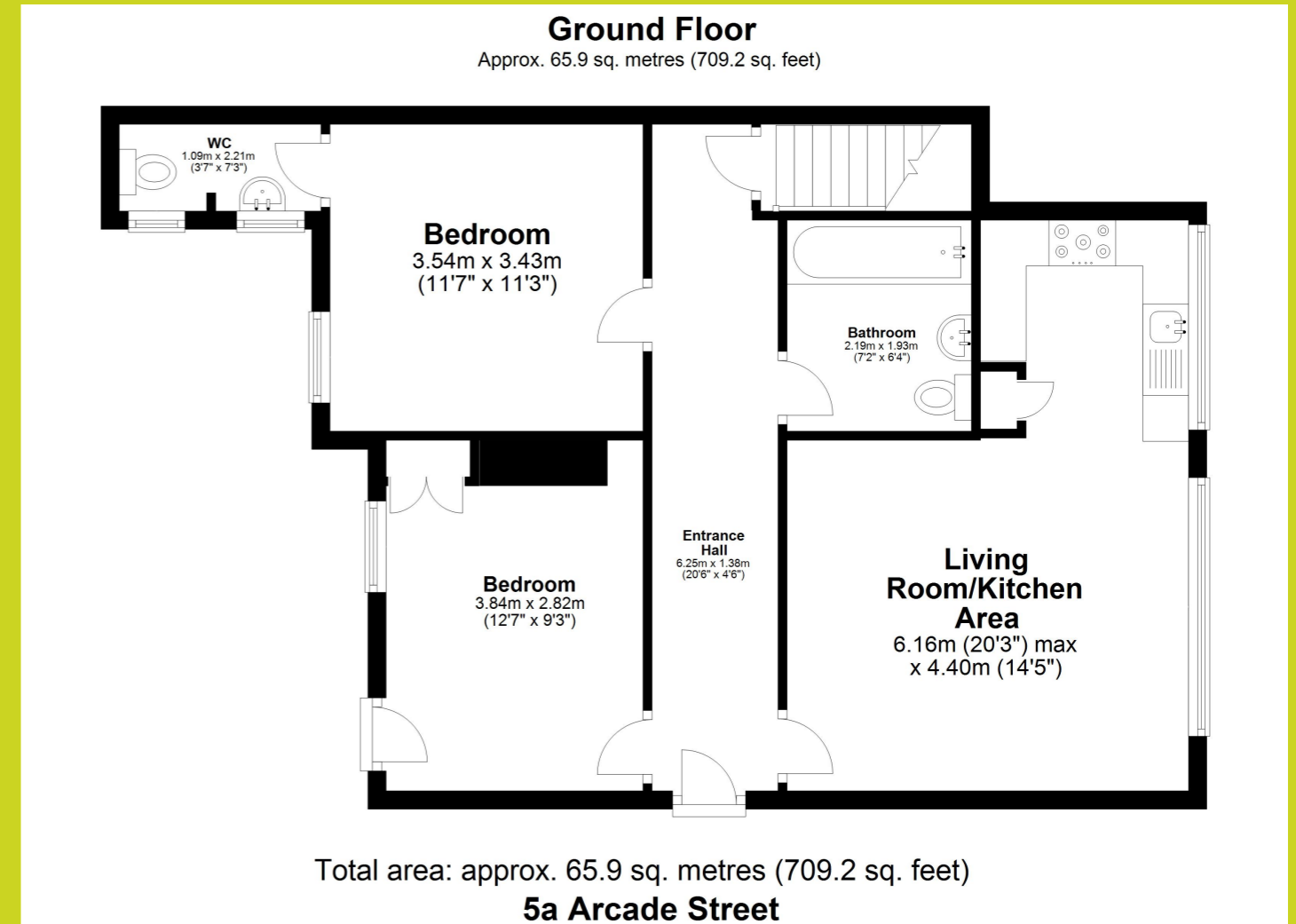
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New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Anti 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 will be no delay in agreeing the sale

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The above floor plans are not to scale and are shown for indication purposes only.