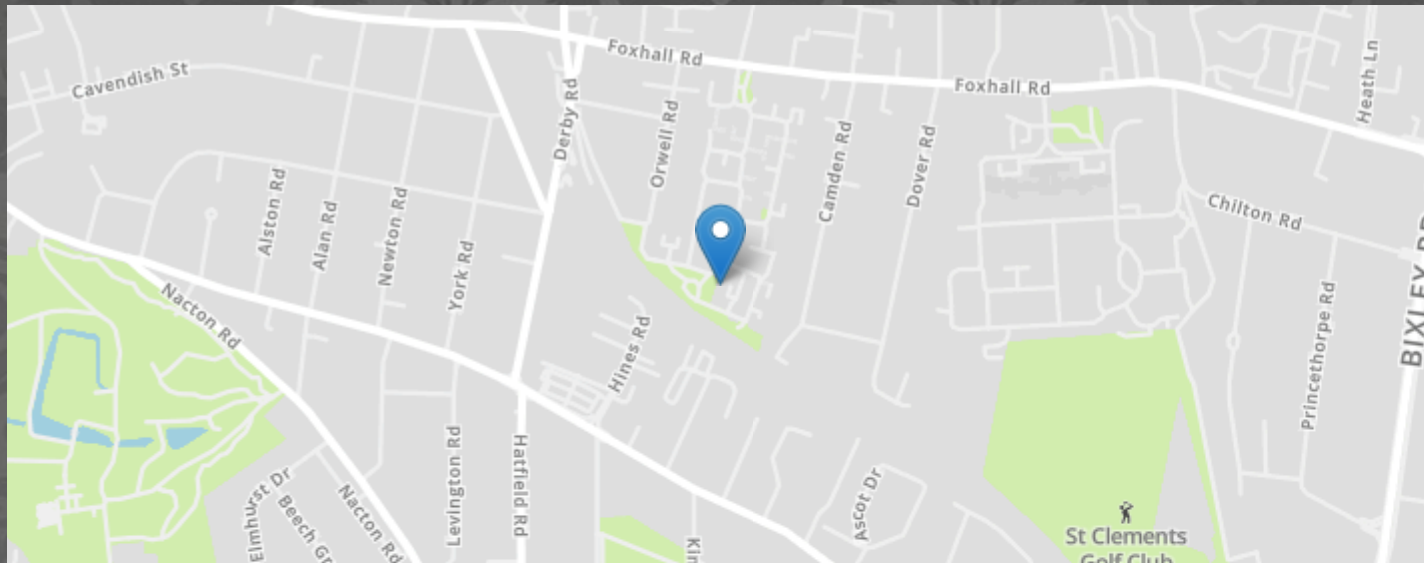


Provan Court, Ipswich



- ONE ALLOCATED OFF ROAD PARKING SPACE
- IDEAL LOCATION
- OPEN PLAN LIVING AREA
- ELECTRIC HEATING
- SECOND FLOOR
- ENSUITE TO MASTER BEDROOM
- WELL PRESENTED
- DOUBLE GLAZED THROUGHOUT
- TWO BEDROOMS
- CLOSE TO AMENITIES

MARKS & MANN

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01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Provan Court, Ipswich

We are pleased to present for sale this well kept two bedroom second floor apartment, located to the East of Ipswich.

The property benefits from entrance hall, open plan living room/diner/kitchen, bedroom 1 which features an ensuite, bedroom 2 and bathroom. Externally the property benefits from an allocated off road parking space.

Call now to register your interest and arrange a private first hand viewing.

£130,000

Provan Court, Ipswich

Hallway

Door to front aspect, double glazed window to rear, airing cupboard, electric heater, built-in cupboard.

Open Plan Lounge/Diner/Kitchen

21' 2" x 10' 4" (6.44m x 3.15m)
Double glazed french doors to front leading to the Juliette balcony, double glazed window to rear, electric heater, range of eye level units and range of base units with cupboards and drawers, single drainer sink unit with mixer tap, fitted electric cooker and hob with extractor over, space for fridge/freezer, washing machine and dishwasher.

Bedroom One

11' 2" x 9' 7" (3.40m x 2.92m)
Double glazed window to front, electric heater.

Ensuite

Separate shower cubicle, low level W/C, wash hand basin.

Bedroom Two

11' 3" x 7' 2" (3.43m x 2.18m)
Double glazed window to front, electric heater.

Bathroom

6' 9" x 5' 7" (2.07m x 1.70m)
Double glazed window to rear, panelled bath with mixer tap, wash basin, low level W/C, heated towel rail.

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

Directions

Using a SatNav, please use IP3 8GG as the point of destination.

Important Information

Tenure - Leasehold.
Services - we understand that mains electricity, water and drainage are connected to the property.
Council tax band B
EPC rating - TBC

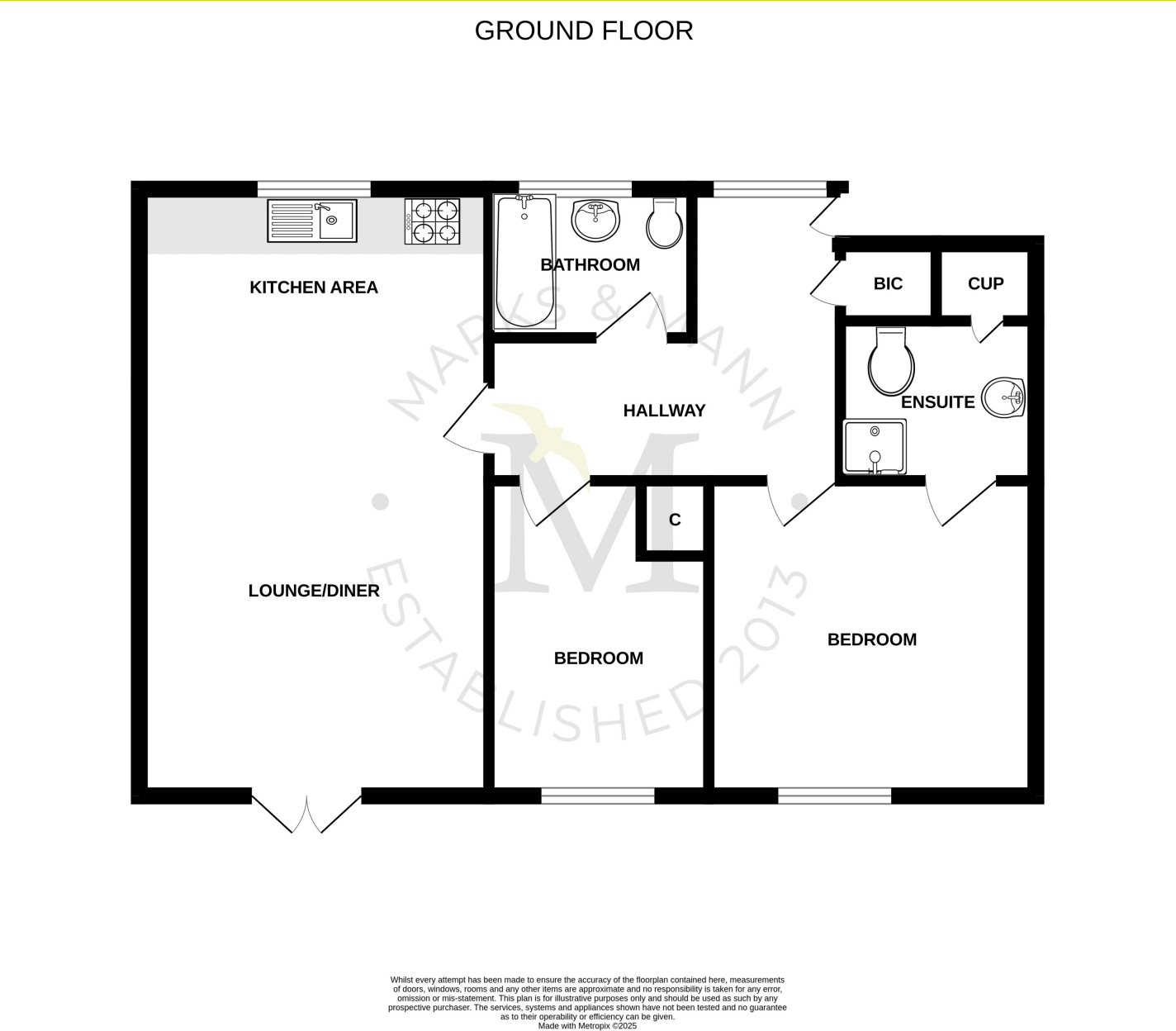
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.
New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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.

Council Tax Band
At the time of writing the council tax band for this property is band B.

Provan Court, Ipswich



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

