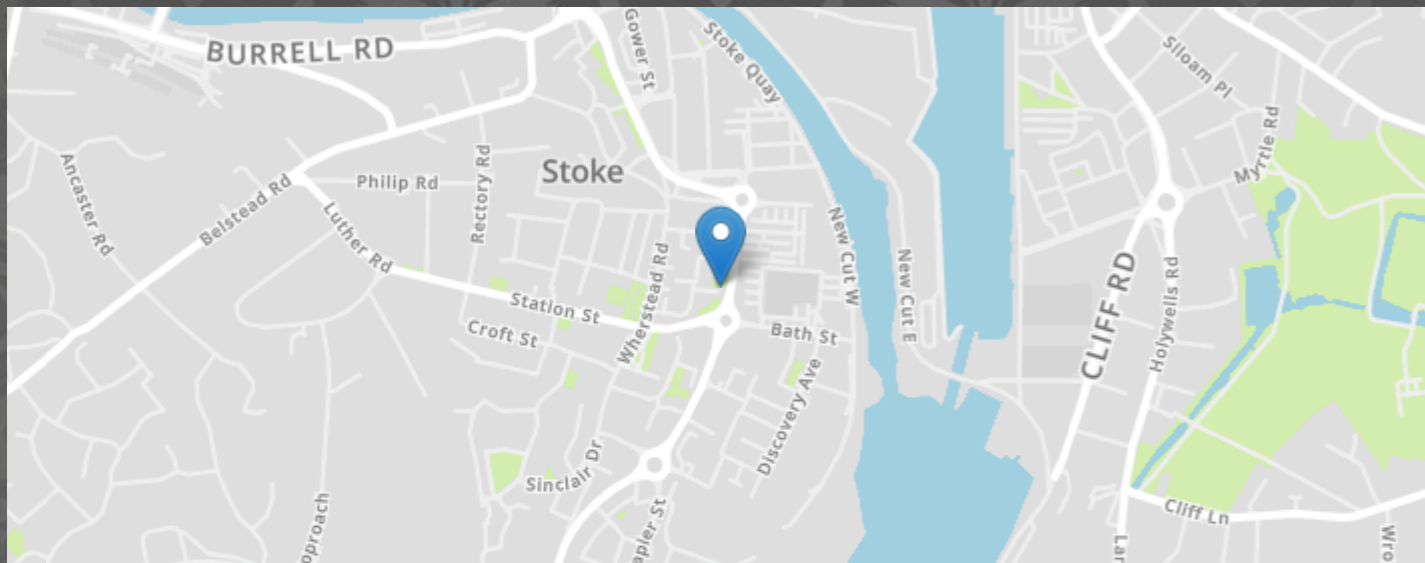


Brickfield Close , Ipswich, Ipswich



- NO ONWARD CHAIN
- GROUND FLOOR
- CLOSE TO TRAIN LINKS
- COMMUNAL GARDENS
- IMMACULATELY PRESENTED
- ONE BEDROOM
- CLOSE TO TOWN CENTRE
- OPEN PLAN LOUNGE/DINER AND KITCHEN AREA
- FULLY DECORATED

MARKS & MANN



Brickfield Close , Ipswich, Ipswich

*** NO CHAIN*** One a 1 bedroom ground floor apartment situated on the south of Ipswich. Ideal for first time buyers & investors. The apartment benefits from open plan living to lounge/diner and kitchen. an early viewing is advised. The town centre offers a variety of amenities including including the Buttermarket and Sailmakers shopping centres. The Ipswich railway station provides a direct mainline links to London and Norwich. The property has the added benefit that it had 120 years left on the lease.

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

£120,000

Brickfield Close , Ipswich, Ipswich

Front Garden

Un allocated parking. Key fob and intercom entry.

Hallway

Front entrance door. Vinyl style flooring, Berg electric heater. Airing cupboard. Storage cupboard.

Lounge/Diner

5.23m x 3.82m (17' 2" x 12' 6")
Two double glazed windows to rear. Electric storage heater. Laminate style flooring. Coved ceiling.

Kitchen Area

2.57m x 1.89m (8' 5" x 6' 2")
Range of eye level units with cupboards. Range of base level units with cupboards, drawers and worktops. Stainless sink drainer unit with mixer tap. Plumbing for washing machine, Space for cooker. Tiled splash back. Extractor fan. Coved ceiling.

Bathroom

Low level WC. Panelled bath. Pedestal wash hand basin. Tiled splash backs. Tiled flooring. Chrome heated towel rail. Extractor fan. Coved ceiling.

Bedroom

4.13m x 2.56m (13' 7" x 8' 5")
Double glazed window to front. Berg electric heater. Coved ceiling.

Communal Gardens

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

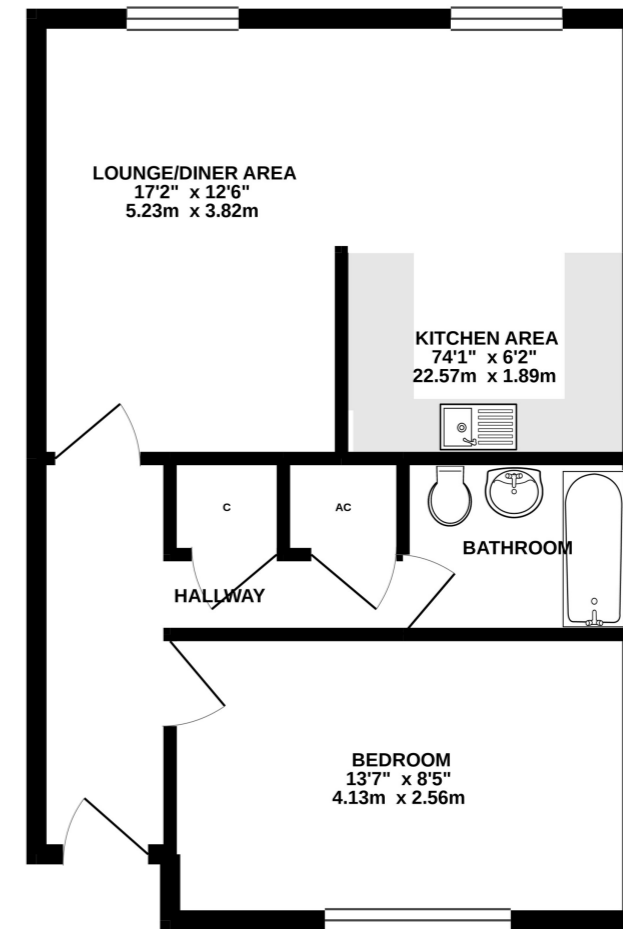
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band

At the time of instruction the council tax band for this property is Band A.

Brickfield Close , Ipswich, Ipswich

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The above floor plans are not to scale and are shown for indication purposes only.

