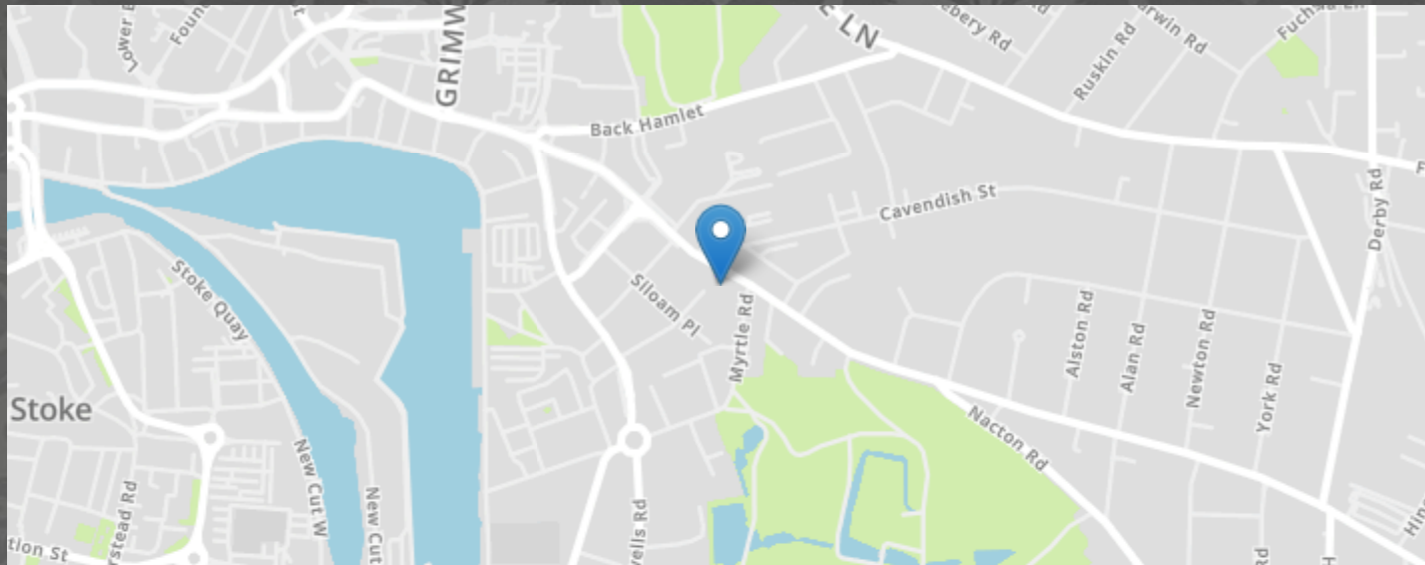


Fore Hamlet, Ipswich



- NO ONWARD CHAIN!
- SECOND FLOOR APARTMENT
- OPEN PLAN LIVING & KITCHEN AREA
- SECURE ENTRY INTERCOM SYSTEM
- TWO BEDROOMS
- TOWN CENTRE LOCATION CLOSE TO COLLEGE/TOWN CENTRE & WATERFRONT
- ONE ALLOCATED PARKING SPACE
- VIEWING ADVISED!

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Fore Hamlet, Ipswich

Being offered with NO ONWARD CHAIN...

Marks & Mann Estate Agents Ltd are delighted to offer this TWO BEDROOM SECOND FLOOR APARTMENT located within walking distance to Ipswich town centre, waterfront and local amenities. The residence benefits from a secure entry system, entrance hall, hallway, open plan living and kitchen area, two bedrooms and bathroom. Added benefits include one allocated parking space, double glazed windows and gas central heating.

Viewings are highly recommended!

£125,000

Fore Hamlet, Ipswich

Main Entrance

Secure entry system. Stairs leading to second floor.

Flat Entrance Hall

Entrance door to side. Door leading to:

Hallway

Storage cupboard. Radiator. Doors to:

Living Area

4.50m x 4.05m (14' 9" x 13' 3")

Double glazed window to front. Door glazed doors to front opening to Juliet balcony. Radiator. Opening to:

Kitchen

2.43m x 2.27m (8' 0" x 7' 5")

Range for eye level units. Range of base level units with cupboards and drawers. Sink and drainer unit with mixer tap over. Integrated oven and gas hobs with extractor hood over. Space for fridge freezer, tumble dryer and washing machine. Vinyl style flooring.

Bedroom One

3.94m x 3.38m (12' 11" x 11' 1")

Double glazed window to front. Radiator.

Bedroom Two

4.93m x 2.49m (16' 2" x 8' 2")

Double glazed doors to rear leading to Juliet balcony. Radiator.

Bathroom

Double glazed window to rear. Panel bath with shower over. Low level WC. Hand wash basin. Partly tiled walls. Heated towel rail. Extractor fan.

Allocated Parking For One Car

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.

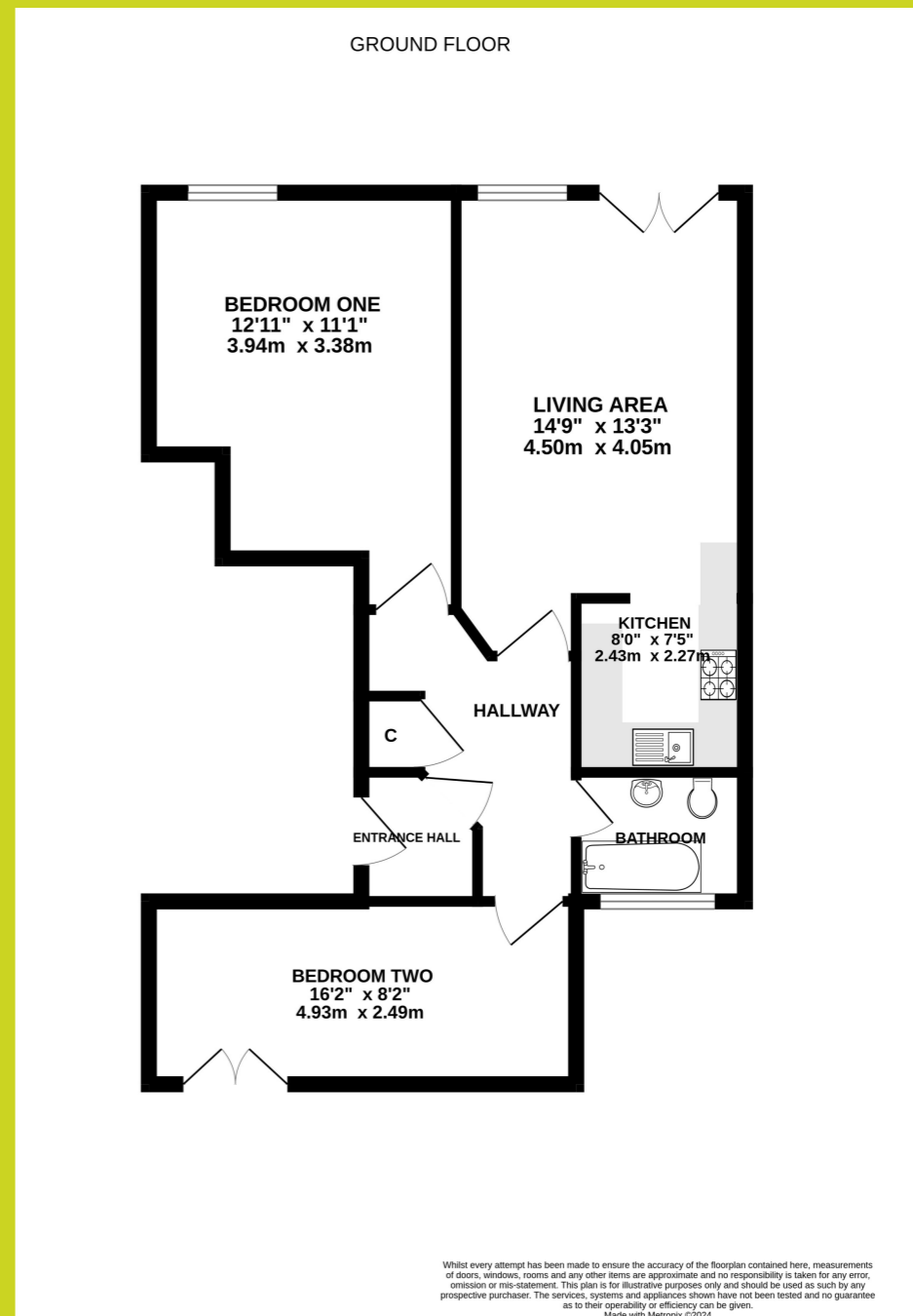
Money Laundering Regulations

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

Fore Hamlet, Ipswich



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



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 79 | 79 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |