

Property details approval form

1a Kingston Road, Ipswich, Suffolk, England, IP1 4BD

Date: 01 November 2021

Property Ref and Version: ICH308721 - 0008

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£150,000

Tenure: Leasehold

○ Key Features

- > Energy Rating: D
- > Two Bedrooms
- > Ground Floor Maisonette
- > Kitchen/Diner
- > Enclosed Garden
- > Freehold

○ Short Description

A great opportunity to purchase this spacious Two Bedroom Ground Floor Maisonette, situated to the West side of Ipswich. The property itself is in good decorative order, and offers a 17.3 ft Kitchen/Diner, separate Lounge, Two Bedrooms and an Enclosed Garden. A great first time buyer investment.

○ Long Description

A great opportunity to purchase this spacious Two Bedroom Ground Floor Maisonette, situated to the West side of Ipswich. The property offers easy access to the Town Centre with frequent public transport links which offers a variety of Shopping and Leisure facilities including Cafe's, Restaurants and Bars. There is also access to the Anglia Retail Park and the A12 and A14 trunk roads. The property itself is in good decorative order, and offers a 17.3 ft Kitchen/Diner, separate Lounge, Two Bedrooms and an Enclosed Garden. The property would make a great first time buyer investment purchase and an internal viewing is recommended to appreciate the accommodation on offer.

○ Directions

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○ Room Description

Entrance

Double glazed entrance door leading into:

Entrance Hall

Leading into:

Lounge

Double glazed window to the front, radiator and television point. Doorway leading to:

Kitchen/ Diner

17' 3" x 10' (5.26m x 3.05m)

Fitted kitchen comprises of a stainless steel sink and drainer unit inset into roll top work surface with a selection of wall and base level units. Electric oven with gas hob and extractor over. Plumbing space for washing machine, space for fridge and a wall mounted combi boiler. Two double glazed windows to the front and radiator.

Inner Hallway

Radiator and leads to:

Bedroom One

13' 8" x 10' 1" (4.17m x 3.07m)

With double glazed window to the front, radiator and TV point.

Bedroom Two

10' 10" x 9' 2" Max (3.30m x 2.79m Max)

Double glazed window to the front and radiator.

Bathroom

Bathroom suite comprising of panel bath with shower over. Pedestal wash hand basin, low level wc, extractor fan and part tiled walls. Double glazed window to the front and radiator.

Rear Garden

There is brick boundary and shingle area.

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○ Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

○ Approval

Signature

Date

Mark Reeves		
Miss L. Nicosia		