



Sproughton Court | Sproughton | IP8 3AJ

O.I.E.O £170,000 Leasehold

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Sproughton Court, Sproughton, Ipswich, IP8 3AJ

This beautiful Maisonette property is presented to a high standard comprising entry hall with stairs rising to first floor leading to lounge which overlooks open fields to the rear, modern fitted kitchen/dining, cloakroom with utility cupboard, stairs to second floor leading to 2 double bedrooms with built in wardrobes, master bedroom with views over fields to the rear, modernised shower room, gas centrally heated, double glazed throughout, garage en-block plus parking permit, communal gardens. Located in the village of Sproughton just off the High Street with easy access to A12/A14 and a short drive to local supermarkets.

ENTRANCE HALL

UPVC door with side window into entrance hall, tiled flooring, radiator, stairs to first floor.

STAIRS

Carpeted staircase leading to first floor, built in storage cupboard, doors to lounge, kitchen/dining and stairs to second floor.

LOUNGE

14' x 11' 5" (4.27m x 3.48m) Carpeted flooring, 2 double glazed windows to rear aspect overlooking open fields, radiator.

KITCHEN/DINING

14' 3" x 14' (4.34m x 4.27m) Comprising modern Grey coloured glossy fitted eye level & base units with work tops, integrated fridge/freezer and dish washer, 4 ring electric hob with extractor over, wall mounted electric oven & grill, enamel sink and drainer with swan neck mixer tap, concealed wall mounted gas Baxi boiler, modern slim line wall radiator, 2 double glazed windows to front aspect overlooking communal lawn, laminate flooring.

CLOAKROOM

0m x 0m) Comprising low level WC, wash hand basin with cupboards under, floor to ceiling tiled walls, heated towel rail, laminate flooring, walk in utility cupboard with plumbing for washing machine, laminate flooring.





Total Area: 96.4 m² ... 1037 ft²

All measurements are approximate and for display purposes only

STAIRS TO SECOND FLOOR

Carpeted stairs and landing, loft hatch, doors to bedrooms and shower room.

BEDROOM 1

13' 11" x 11' 5" (4.24m x 3.48m) Carpeted flooring, radiator, 2 double glazed windows to rear aspect with views over open fields, 2 door part mirrored built in wardrobes.

BEDROOM 2

13' 11" x 11' 1" (4.24m x 3.38m) Carpeted flooring, 2 double glazed windows to front aspect overlooking communal lawns to front, 2 door mirrored built in wardrobe, radiator, built in storage cupboard.

SHOWER ROOM

Comprising low level WC wash hand basin with cupboards under, walk in shower cubicle, floor to ceiling tiled walls, heated towel rail, laminate flooring, touch light mirror, extractor light.

OUTSIDE

Communal grounds with lawns and floral borders, garage en-block, permit parking.

COUNCIL

Babergh District Council
Council tax band (A) £1,357.30

LEASE DETAILS

95 years remaining on the lease
Service charge is £1,241.64 PA Which includes windows cleaned Gutters cleaned, grass and hedges cut maintenance on paths building and garage building insurance.
You own a 1% share of the freehold.

NEAREST SCHOOLS

Sproughton C of E primary school, Westbourne Academy.

SERVICES

We understand all mains services are connected.

Consumer Protection Regulations 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions,

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purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Sproughton Court Sproughton IPSWICH IP8 3AJ	Energy rating	Valid until:	15 March 2034
	C	Certificate number:	0973-2200-0304-3523-4400

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