



Sproughton Court | Sproughton | IP8 3AJ

O.I.E.O £170,000 Leasehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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 PETS

Sproughton C of E primary school, Westbourne Academy.

PETS

Please be aware that no pets are allowed in this development.

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, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and

insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one 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



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich IP1 4LS
Email: sales@your-ipswich.co.uk



Your Ipswich Ltd (trading as Ipswich & Suffolk Estate Agents) is registered in England, Company No: 07815579 | VAT No: 150 7321 41.
Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.