



Flat 6, Millfield House, 48 Wilson Road

Guide Price £160,000

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Flat 6

Millfield House, Ipswich

A two bedroom first floor flat with sitting room, kitchen and bathroom, together with a communal garden and designated off road parking for two vehicles. All situated just a short walk from Hadleigh High Street and all of it's amenities.

Built in 1998, the property presents brick elevations under a pitched roof clad with tiles. It benefits from electric storage heating and 98 years remaining on the lease.

As you enter the property, there is a hallway with doors to the sitting room, bedrooms and bathroom, storage heater and an airing cupboard housing the hot water cylinder. The sitting room has a window to the front, storage heater and wide access through to the kitchen, which has a window to the front and comprises a single drainer sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards; including one full height storage cupboard, integrated oven with four burner hob and extractor above, space and plumbing for washing machine, space for fridge and wall mounted fan heater.

Bedroom 1 has a window to the rear, wall mounted electric heater and access to the roof space and bedroom 2 also has a window to the rear, wall mounted electric heater and access to the roof space. The bathroom has a window to the rear and a cream suite comprising a low level wc, pedestal wash basin and a panelled bath with a shower over.



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Outside, to the front there are two designated off road parking spaces and to the rear there is a communal garden area.

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Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Top Floor Flat
Approximate Floor Area
581.68 sq. ft.
(54.04 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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