



Hale Close, Ipswich, IP2 9QP

welcome to

Hale Close, Ipswich

This well-presented, two bedroom flat is situated in a popular IP2 location, benefiting from a spacious lounge, a separate kitchen, a bathroom with shower and bath and a garage en bloc.

Entrance Hall

Carpet flooring and a storage cupboard.

Lounge

14' 10" x 9' 9" (4.52m x 2.97m)

Carpet flooring, double glazed window to the side and one electric radiator.

Kitchen

9' 8" x 8' 7" (2.95m x 2.62m)

Grey tiled effect flooring, eye and base level units in wood with black marble effect worktop surfaces, space for a fridge/freezer and washing machine, a stainless steel sink plus drainer and chrome mixer tap, tiled splashback, an integrated oven with electric hob and extractor hood and double glazed window to the side.

Bedroom One

12' 4" x 9' 9" (3.76m x 2.97m)

Carpet flooring, one electric radiator and double glazed window to the front.

Bedroom Two

9' 8" x 9' 5" (2.95m x 2.87m)

Carpet flooring, one electric radiator and double glazed window to the front.

Bathroom

6' 3" x 6' 1" (1.91m x 1.85m)

Grey marble effect flooring, low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, a fitted mirror, chrome heated towel rail and an internal window above the door.

Garage En Bloc



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



**welcome to
Hale Close,
Ipswich**

- INVESTORS ONLY
- Tenant in situ
- Two bedrooms
- Spacious lounge
- Bathroom with shower & bath

Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: 960.00

Ground Rent: 256.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



view this property online williamhbrown.co.uk/Property/IPS121346



Property Ref:
IPS121346 - 0003

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