Offers In Excess Of £130,000
6 Pashford Place, Ipswich, Suffolk, IP3 9UL

This GROUND FLOOR 2 BEDROOM APARTMENT which has been RECENTLY UPDATED by the present vendors with works including DECORATION THROUGHOUT, NEW CARPETS AND FLOOR COVERINGS, MODERN BATHROOM, 2 GENEROUS BEDROOMS and OFF ROAD CAR PARKING SPACE. The property is sold with VACANT POSSESSION AND NO UPWARD CHAIN and would suit a FIRST TIME BUYER OR INVESTMENT BUYER ALIKE and viewings are strictly through appointment with the above agents.
The accommodation on offer is as follows:

COMMUNAL ENTRANCE HALL:
With door to:

MAIN APARTMENT ENTRANCE:
With night storage heater, walk in shelved airing cupboard with lagged hot water cylinder.

SITTING ROOM:
A light and airy room with double aspect windows, 2 to the side and 1 to the front, TV and telephone point, night storage heater, entry phone system and open walkway to:

KITCHEN:
With shaker high gloss grey style high and low level units with integrated oven, hob and hood, sink unit, plumbing and space for washing machine, space for fridge freezer, window to front and tiled splash backs to work surfaces.

BEDROOM 1:
With TV and telephone point, electric panel heater and window to the side.

BEDROOM 2:
With window to the front aspect and electric panel heater.

BATHROOM:
With suite comprising low level WC, pedestal hand basin, panel bath with mixer tap and shower attachments, tiled splash backs, electric towel rail, wall hung convector heater and extractor fan.

OUTSIDE:
The property has surrounding communal gardens, there is 1 allotted car parking space directly in front of the entrance lobby. Viewings are strictly through appointment with the above agents.

DIRECTIONS:
Follow the A14 to Ipswich, at junction 57 exit onto Nacton Rd A1189, merge onto Nacton Rd A1189, at the roundabout take the 2nd exit and stay on Ravenswood Avenue, turn right onto Pashford Place where the property will be found on the left.
The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

ALL MEASUREMENTS ARE APPROXIMATE