



Mallard Way, Ipswich, IP2 9LX

welcome to

Mallard Way, Ipswich

This well-presented maisonette is situated close to Ipswich Train Station and benefits from one spacious bedroom, a separate lounge and kitchen and low Ground Rent and Service Charge. NO ONWARD CHAIN!!

Entrance Hall

Carpet flooring, stairs up to the first floor, one radiator and a further electric radiator.

First Floor Landing

Carpet flooring, two storage cupboards and loft hatch.

Lounge

Carpet flooring, one radiator, double glazed window to the rear and TV point.

Kitchen

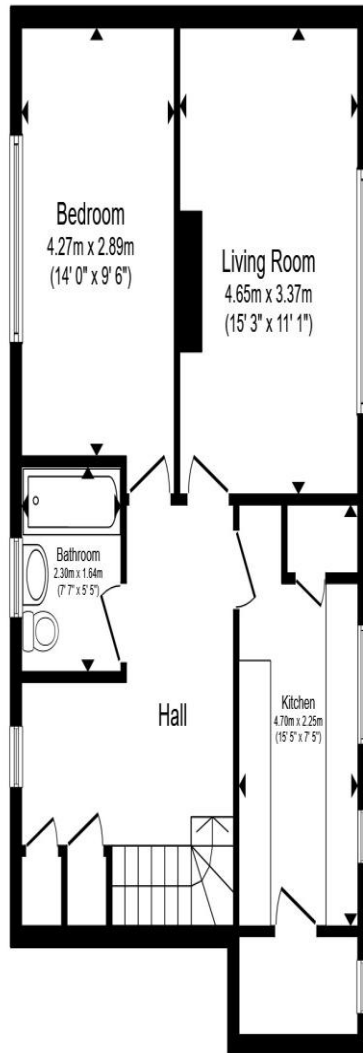
Tiled effect flooring, two double glazed windows to the rear, eye and base level units with granite effect worktop surfaces, space for all appliances, tiled splashback, a pantry, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, a large storage cupboard with double glazed window to the rear.

Bathroom

Marble tiled effect flooring, low level WC, wash hand basin, double glazed window to the front, a bath with chrome taps and shower attachment, part tiled walls, extractor fan and shaver point.

Bedroom

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



Total floor area 59.4 m² (639 sq.ft.) approx

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.propertybox.io



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- No onward chain
- Maisonette
- One spacious bedroom
- Low Ground Rent & Service Charge
- Close to Ipswich Train Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 500.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Jul 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£110,000



view this property online williamhbrown.co.uk/Property/IPS121751



Property Ref:

IPS121751 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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