



Connells

Mallard Way
Ipswich



Property Description

Offered with no onward chain, connells are pleased to offer this two bedroom first floor flat situated within the popular Chantry area, the flat offers comfortable accommodation with a large living room, good sized kitchen, two bedrooms and a family bathroom. The property is a excellent opportunity for first-time buyers, down siziers or investors alike. Externally, the flat benefits from a communal garden and a useful shed, providing valuable additional storage space.

The Chantry area of Ipswich is a popular residential location, offering a convenient setting with a range of local shops, amenities and everyday services nearby. The area is well suited to a variety of purchasers, including first-time buyers, professionals and investors. Residents can benefit from access to local bus services, providing connections to Ipswich town centre and its wider range of shopping, leisure and dining facilities. The surrounding area also offers access to schools, green spaces and other local amenities, making Chantry a practical choice for those looking for convenient residential living within Ipswich.

Accommodation

Communal Entrance Hall

Secure communal entrance with stairs leading to the first floor.

Entrance Hall

Loft access, radiator, and a separate storage room with window to the side aspect. Doors leading to:

Lounge

Double-glazed window to the front aspect, radiator and serving hatch through to the kitchen.

Kitchen

Double-glazed window to the front aspect. Fitted with a range of wall and base units incorporating work surfaces, stainless steel sink and drainer, wall-mounted boiler, cooker point and radiator.

Bedroom One

Dual-aspect room with double-glazed windows to the front and side aspects and radiator.

Bedroom Two

Double-glazed window to the side aspect, radiator and a large walk-in storage cupboard.

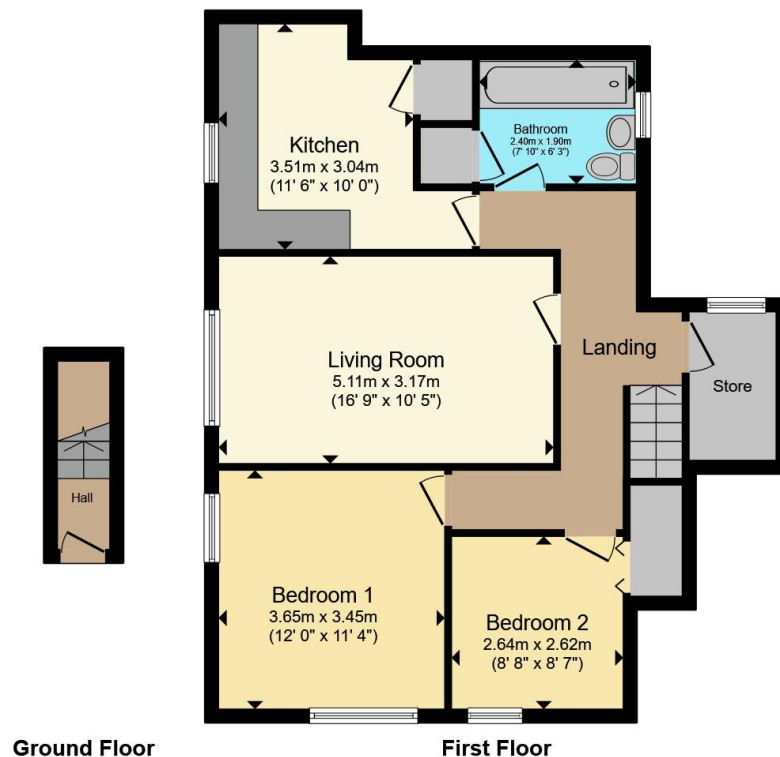
Bathroom

Double-glazed window to the side aspect. Fitted with a white three-piece suite comprising panelled bath, pedestal wash hand basin, and low-level w/c, heated towel rail and airing cupboard.

Outside

The property benefits from access to a communal garden area and a useful external shed.





Total floor area 72.5 m² (781 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

Connells



To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: C

Council Tax
 Band: A

Service Charge: 536.91 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH313412

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jul 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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