

Fonnereau House, Fonnereau Road, Ipswich, IP1 3JN

Guide Price: £130,000 to £140,000



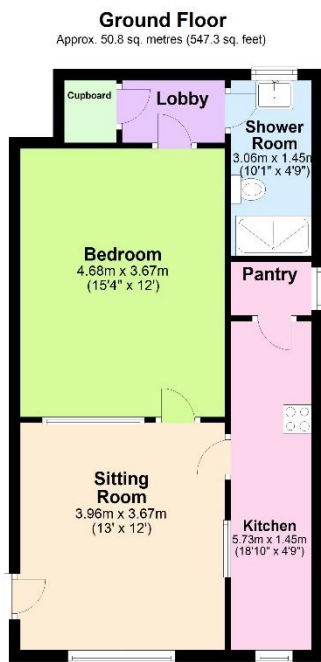
- Share of Freehold
- No Onward Chain
- Victorian Conversion
- Ground Floor Apartment
- One Double Bedroom
- Shower Room
- Secure Parking to Rear
- Ideal First Time Purchase

Located in a Victorian conversion on Fonnereau Road opposite Christchurch Park and close to the town centre, lies this spacious one bedroom ground floor apartment which is full of character features including high ceilings, cornicing and dado rails. The apartment is NOT suitable for investment buyers as it is unable to be rented out, is being sold with no onward chain, comes with a SHARE OF FREEHOLD, would make an ideal first time purchase, and benefits from one secure allocated parking space to the rear together with visitors parking. As agents, we recommend the earliest possible internal viewing to appreciate the size of the accommodation on offer which comprises spacious sitting room, kitchen, one double bedroom, and shower room.

Agent's note:
There is a service charge of £68 per month.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Council tax band: A



Total area: approx. 50.8 sq. metres (547.3 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
Plan produced using PlanUp.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC