



Palmer & Partners



Vale View Road, Sroughton,
Suffolk, IP8 3FS
Guide Price £170,000 to £180,000

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- Ground Floor Apartment
- Open Plan Living Room/Kitchen
- Juliet Balcony
- Two Bedrooms
- Gas Central Heating & Double-Glazing
- Allocated Parking & Visitor Spaces



This two-bedroom ground floor apartment is located on the edge of Ipswich close to A12/A14 and is well presented throughout. The property is being sold under the Babergh and Mid Suffolk councils discounted market value scheme. The property benefits from gas central heating, double-glazing, communal gardens, secure communal entrance, allocated parking space and additional visitor spaces. As agents, we recommend the earliest

possible internal viewing to appreciate the quality of accommodation on offer which comprises hallway, open plan living room/kitchen with french doors and Juliet balcony, two bedrooms and bathroom.

Leasehold Information:-
124 years remaining
Service charge £1,465 per annum including peppercorn rent

Sproughton is an award-winning village with numerous recreation and social clubs and groups throughout the location. The village has a mediaeval church, public house, primary school, regular bus service from Ipswich town centre to Bramford via Sproughton, community shop within the Tithe Barn and, for the rambler, there are numerous countryside walks. The A12 and A14 dual carriageways are both within a short distance with Ipswich train

station under three miles away providing direct rail links to London Liverpool Street station. Close by is the Suffolk water park which offers a popular cafe, 18-hole golf course and fishing lake.

Communal Entrance: Into:
Lobby: Access to the property.
Front Door: Into:
Hallway: Door entry phone, double glazed window to the rear aspect, laminate flooring, radiator and built-in storage



cupboard housing the ideal logic gas combi boiler.

Living Room/Kitchen: 24'1" x 12'5" (7.34m x 3.78m) Double-glazed french doors with Juliet balcony to the front aspect, double-glazed window to the rear and side aspect, two radiators, laminate flooring. The kitchen is fitted with a range of modern eye and base level units with worktops, inset sink and drainer, built-in electric oven, gas hob, extractor hood, built-in fridge freezer,

dishwasher and washing machine.

Bedroom One: 13'1" x 10'4" (4m x 3.15m) Double-glazed window to the front aspect and radiator.

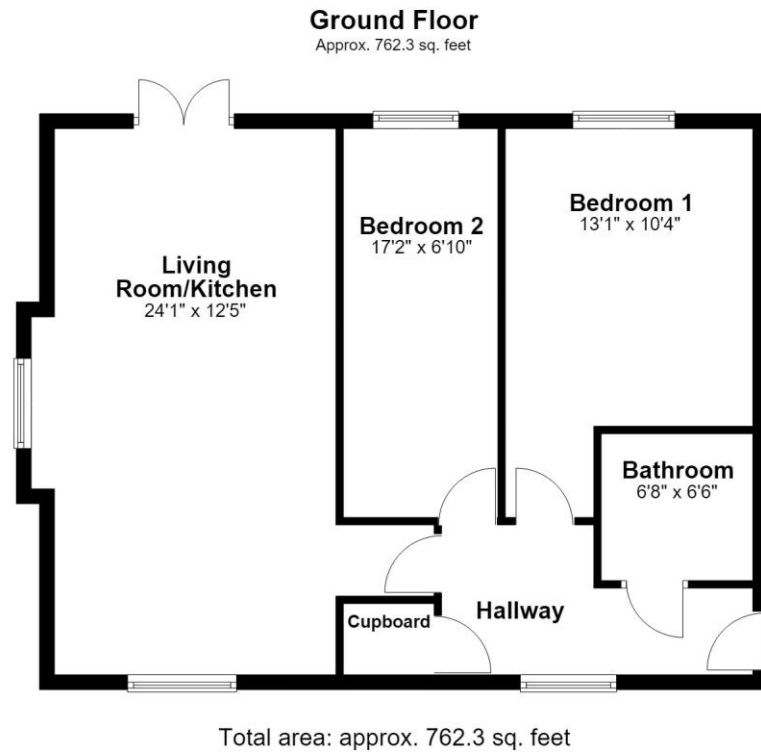
Bedroom Two: 17'2" x 6'10" (5.23m x 2.08m) Double-glazed window to the front aspect and radiator.

Bathroom: 6'8" x 6'6" (2.03m x 1.98m) Three-piece suite comprising panel enclosed bath with shower attachment and shower screen, WC and hand wash basin, tiled floor, part tiled walls and radiator.



Outside: The carpark area is accessed from the side with one allocated space and additional visitor spaces. There is a bin store and storage for bikes.

Agents Note: Please contact the office for details of the DMS scheme and criteria.



Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: A



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