

27 Windsor Road, Ipswich, Suffolk IPI 4AN

16 ARCADE STREET, IPSWICH, SUFFOLK IPI 1EP
 TEL: (RESIDENTIAL) 01473 212656 (COMMERCIAL) 01473 210552 FAX: 01473 231606
 EMAIL: enquiries@bw-b.co.uk www.bw-b.co.uk

27 Windsor Road, Ipswich, Suffolk IPI 4AN

Refurbished
 Gas Central Heating
 Double Glazing
 Modern Kitchen and Bathroom
 Fittings
 On Street Parking

RENT
£585 pcm
Unfurnished

SUBJECT TO CONTRACT

**A refurbished two bedroom
 town house
 available for long term letting**

Summary of Accommodation

Semi open plan Lounge/Diner.
 Fitted Kitchen. Two Bedrooms.
 Contemporary Bathroom.
 Garden store and WC.
 Enclosed rear garden.

Council Tax Band A

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DESCRIPTION

A modernised end terraced house with unrestricted on-street parking.

LOCATION

About 1 mile north west from the town centre, close to bus services, schools and local shopping facilities.

ACCOMMODATION

The accommodation with approximate room sizes briefly comprises:

Ground Floor

- Living Room** 12'3" x 11' with bay window to front, radiator and brick fireplace with inset gas fire, pine skirtings, a picture rail and double doors to the dining room.
- Dining Room** 12'4" x 10'11" with radiator, pine skirtings, a picture rail and glazed door to the kitchen.
- Kitchen** 8'9" x 7'2" with a range of eye-level cupboards and a matching range of floor cupboards with stainless steel sink unit and plumbing for washing machine, tiled splashbacks and under stairs storage cupboard.

Rear Cloaks Lobby with door to back garden and radiator.

First Floor

Staircase and Landing

- Bedroom 1** 11' x 11'10" with radiator and range of built in wardrobe cupboards.
- Bedroom 2** 11' x 11'11" with radiator.
- Bathroom** with fully tiled walls with a contemporary bathroom suite comprising pedestal wash basin, low level WC, bidet, bath with shower over, heated towel rail and radiator.

OUTSIDE

Shared passageway leading on to small patio area with an external WC and garden store, with enclosed rear garden mainly laid to lawn.

TERMS

Available to let on an Assured Shorthold Tenancy at a rent of £585 pcm.

DEPOSIT

Equivalent to 6 weeks rent.

ADMIN FEE

£180 (inc VAT)

VIEWING

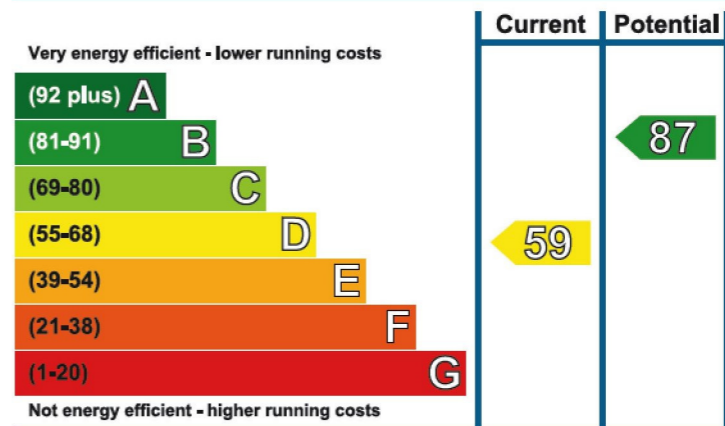
Strictly by prior appointment through Beane Wass & Box on Tel: (01473) 212656 or Email: djw@bw-b.co.uk

CONTACT

David J Wass



Energy Efficiency Rating



Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content. Digital images have been used and some adjustments may have been made. In the event of the agents or the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether verbal or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.

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