

# Isaac Estates

Sales and Lettings



## London Road , Ipswich, IP1 2HB

IDEAL INVESTMENT OPPORTUNITY. Isaac Estates are pleased to present this one bedroom second floor apartment situated with in walking distance of Ipswich Town Centre. Presented to a good standard and currently has tenants in situ, please contact the office to arrange a viewing.

The property consists of entrance hall, kitchen/loung, bedroom one, and shower room.

£80,000

# London Road

, Ipswich, IP1 2HB



- No Onward Chain
- Shower Room
- Ideal Investment Opportunity
- Close to Town Centre
- One Bedroom

Entrance Hall

Kitchen/Lounge

12'7" x 11'3" (3.86 x 3.45)

Bathroom

Bedroom One

13'1" x 11'3" (3.99 x 3.45 )

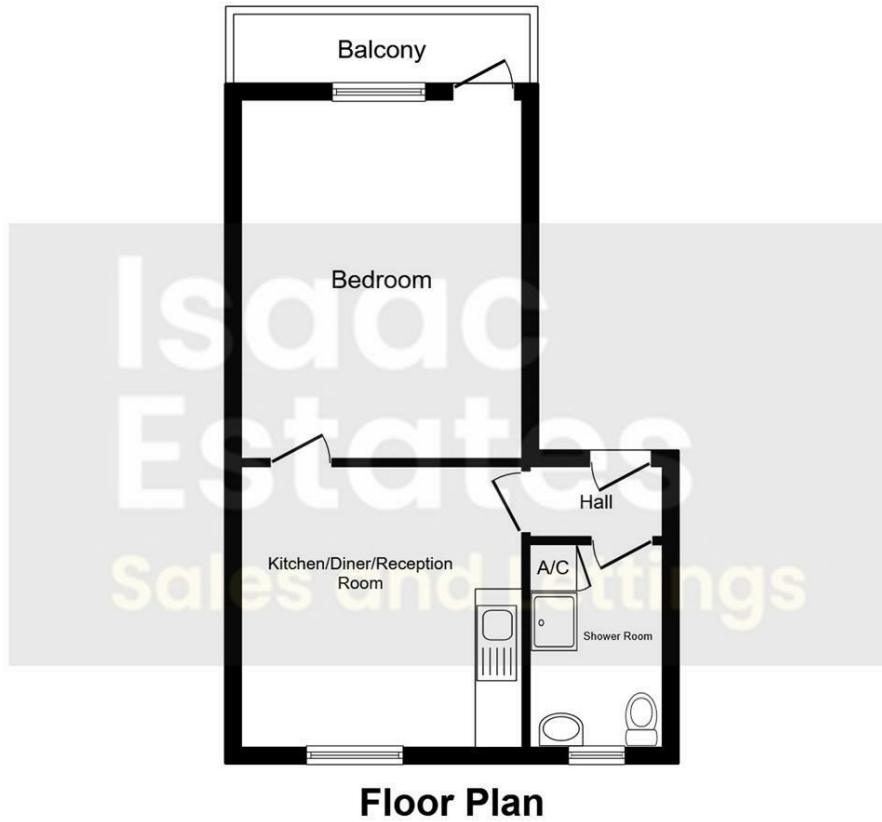


Directions





# Floor Plan



**Floor Plan**

Total floor area 36.4 sq.m. (391 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	