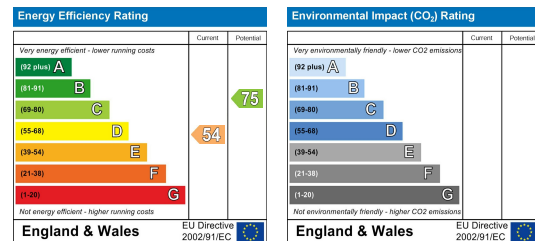


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V340 Ltd 2024 | www.houseviz.com



166 Spring Road, Ipswich IP4 5NR

£300,000

Hamilton Smith are pleased to offer this elegant VICTORIAN 2 bedroom semi detached house, situated in east Ipswich being convenient for Clifford Road primary and Copleston high schools. This spacious property boast period features, large hallway, lounge, dining room, modern fitted kitchen with woodburner, CLOAKROOM, utility, breakfast room, beautiful 1st floor bathroom and master bedroom 17ft 6 and ATTIC space. With gas central heating, double glazed windows, off road parking and enclosed courtyard style garden. Must be viewed to appreciate the accommodation on offer. Offered with no chain.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

166 Spring Road, Ipswich, IP4 5NR

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Front door with stained glass window above.

ENTRANCE HALLWAY:

Wood flooring, radiator, stairs off and doors to...

CLOAKROOM:

W.C, hand wash basin.

LOUNGE: 13'4 x 11'9 (4.06m x 3.58m)

Double glazed bay window to front, feature fire place, wood flooring, decorative cornice, picture rail and a radiator.

DINING ROOM: 11'9 x 11'3 (3.58m x 3.43m)

Double glazed window to rear, feature fire place, wood flooring, decorative cornice, picture rail and a radiator.

KITCHEN: 11'8 x 9'1 (3.56m x 2.77m)

Double glazed window to side, feature woodburning stove. Range of wall and base units, Butler style ceramic sink, work tops, drawers, integrated dishwasher, electric oven and hob with extractor hood over, space for fridge/freezer. Opens through to utility and breakfast room.

BREAKFAST ROOM: 6'3 x 6'2 (1.91m x 1.88m)

Double glazed double doors to rear and a vaulted ceiling.

UTILITY:

Double glazed door to outside. Range of units and a worktop, space for washing machine.

1st FLOOR:

Long landing with doors off. Attic access with a pull down ladder, boarded over and carpet, Velux window, radiator, power and light.

BEDROOM ONE: 17'6 x 11'6 (5.33m x 3.51m)

Double glazed bay window to front, decorative cornice, picture rail and a radiator.

BEDROOM TWO: 12 x 11'3 (3.66m x 3.43m)

Double glazed window to rear, picture rail and a radiator.

ATTIC:

Pull down ladder, boarded over and carpet, Velux window, radiator, power and light.

BATHROOM: 12 x 11'8 (3.66m x 3.56m)

Beautiful bathroom with free standing bath with mixer shower tap, separate double shower unit, hand wash basin, towel radiator, airing cupboard housing combi boiler, tiled walls, inset ceiling spot lighting.

OUTSIDE:

To the front is a walled garden and tiled path to the front door.

There is a driveway providing off road parking. A side gate leads to the rear.

This beautiful landscaped courtyard style rear garden has a range of shrubs and flowers enclosed by fencing and a wall. A block paved path leads to a pond feature and decking area. There is an outside tap and light. Access to a useful storage space 10ft 9 x 6ft.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

Please check current COVID-19 guidelines.

