



## 14 Martin Road, Ipswich IP2 8BJ

£230,000

Hamilton Smith are pleased to offer this THREE BEDROOM semi detached house situated just south of the town centre. This SPACIOUS home is well presented and benefits from 2 reception rooms, kitchen, modern bathroom, gas central heating, double glazed windows, front & rear gardens and off road parking.



### 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.

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### 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 to...

#### ENTRANCE HALL:

Double glazed window, doors off and stairs to 1st floor.

#### LOUNGE: 12'9 x 11 (3.89m x 3.35m)

Double glazed window to front, laminated flooring, feature fire place and a radiator.

#### DINING ROOM: 12'9 x 11'2 (3.89m x 3.40m)

Double glazed window to rear, laminated flooring, storage cupboard, feature exposed brick chimney breast and a radiator. Door to...

#### KITCHEN: 10'4 x 8'6 (3.15m x 2.59m)

Double glazed window to side. Range of units, work tops, sink and drainer, space for appliances, part tiled, wall mounted boiler, door to outside.

#### BATHROOM:

Double glazed window to side and rear. Open shower with tiled walls and electric shower, W.C, hand wash basin with vanity unit. Heated towel radiator.

#### 1st FLOOR LANDING:

Doors off.

#### BEDROOM ONE: 12'9 x 11 (3.89m x 3.35m)

Double glazed window to front, built in wardrobe and a radiator.

#### BEDROOM TWO: 11'2 x 9'6 (3.40m x 2.90m)

Double glazed window to rear, built in wardrobe and a radiator.

#### BEDROOM THREE: 10'4 x 8'7 (3.15m x 2.62m)

Double glazed window to rear, airing cupboard with water tank and a radiator.

#### OUTSIDE:

To the front is a wall garden and driveway providing OFF ROAD PARKING. A gate leads to the rear.

The rear garden has a large patio area, shed, steps up to a lawn with a range of mature shrubs and flowers. Hedges, fence and a shed.

#### IPSWICH OFFICE:

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

