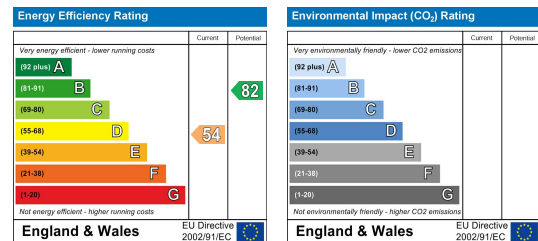




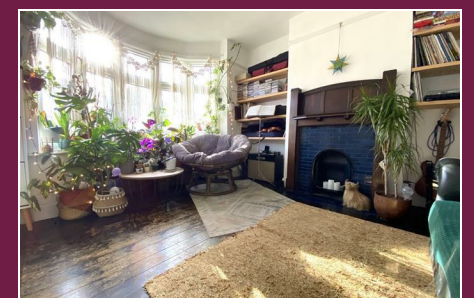
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.
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35 Park View Road, Ipswich IP1 4HP

£300,000

HAMILTON SMITH Ipswich are pleased to offer this 3 bedroom double bay semi detached house situated on the popular Dales development within walking distance of Broomhill Park and backs onto the Dales. This SPACIOUS family house benefits from art deco features, a modern fitted kitchen, 18ft lounge with a wood burner, dining room, 1st floor bathroom, gas central heating, double glazed windows, large 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.

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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.

Double glazed front door to...

ENTRANCE HALL:

Exposed floorboards, radiator, under stairs cupboard housing condensing boiler, doors off.

DINING ROOM: 14'3 x 11'7 (4.34m x 3.53m)

Double glazed bay window to front, exposed floor boards, picture rail and a beautiful fire place (not tested).

LOUNGE: 18 x 10'5 (5.49m x 3.18m)

Double glazed patio doors to rear, exposed floor boards, feature exposed brick chimney breast with an inset wood burning stove, picture rail, and a radiator.

KITCHEN: 14'8 x 6'6 (4.47m x 1.98m)

Double glazed window to side and rear with a double glazed door to rear. A modern kitchen with wall and base units, worktops, sink and drainer, integrated dishwasher, fridge, freezer, Zanussi induction hob and electric oven, space for washing machine, drawers, tiled splash backs and a radiator.

1st FLOOR LANDING:

Double glazed window to side, loft access, doors off.

BEDROOM ONE: 14'3 x 11'3 (4.34m x 3.43m)

Double glazed bay window to front, exposed floor boards, picture rail and a radiator.

BEDROOM TWO: 13 x 10'4 (3.96m x 3.15m)

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

BEDROOM THREE: 9'8 x 6'8 (2.95m x 2.03m)

Double glazed window to rear, exposed floor boards, picture rail, airing cupboard with water tank and a radiator.

OUTSIDE:

To the front is OFF ROAD PARKING for 2 cars, side access leads to the rear via a gate.

The rear garden is over 150ft and has a patio with steps down to a lawn, range of shrubs and flowers, timber shed 20ft x 8ft and backs on to the Dales nature reserve.

IPSWICH OFFICE:

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

