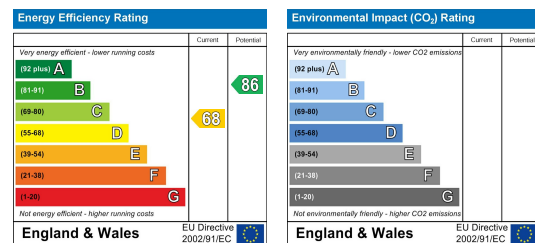
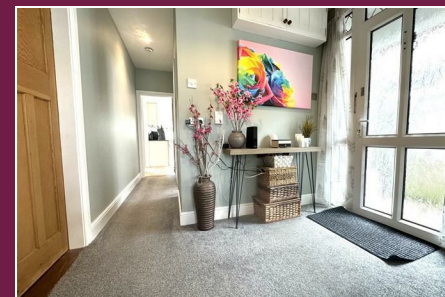


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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28 St. Augustine Road, Ipswich IP3 8PT £400,000

A beautifully presented THREE BEDROOM DETACHED BUNGALOW situated on the popular Broke Hall development. This SPACIOUS home enjoys a modern open plan kitchen/diner, modern bathroom, double glazed windows, gas central heating, large rear garden with a 32ft workshop & summer house 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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28 St. Augustine Road, Ipswich, Suffolk, IP3 8PT

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:

A spacious entrance hallway with a radiator and doors off. Loft has a pull down ladder, part boarded and a light.

SITTING ROOM: 15'5 x 10'6 (4.70m x 3.20m)

Double glazed window to side and sliding patio doors to rear. There is a picture rail and radiator.

KITCHEN/BREAKFAST ROOM: 15'3 x 10'6 (4.65m x 3.20m)

The kitchen has a range of wall and base units, drawers, worktops, integrated dishwasher, space for appliances, Butler style sink, tiled floor and a built in larder cupboard. Door to the hall and door to the sitting.

Opens to the dining space with a double glazed window to rear and laminated floor.

BATHROOM:

Double glazed window to side, corner bath with mixer shower tap, separate shower cubicle, hand wash basin with vanity unit, radiator & towel radiator, W.C, tiled walls and extractor fan.

BEDROOM 1: 12' x 10'6 (3.66m x 3.20m)

Double glazed bay window to front with bespoke fitted shutters, built in wardrobe, picture rail and a radiator.

BEDROOM 2: 10'6 x 9 (3.20m x 2.74m)

Double glazed bay window to front with bespoke fitted shutters, picture rail and a radiator.

BEDROOM 3: 10'6 x 7'6 (3.20m x 2.29m)

Double glazed window to rear and a radiator.

OUTSIDE:

To the front is a paved driveway providing off road parking. There is a lawn and path leading to side with access to the rear via a gate.

The large rear garden has a patio, shingle sitting area, path leading to the lawn. The outbuilding has power and lighting connected.

WORK SHOP: 16'5 x 13'4 (5.00m x 4.06m)

SUMMER HOUSE: 16'5 x 13'4 (5.00m x 4.06m)

IPSWICH OFFICE:

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

