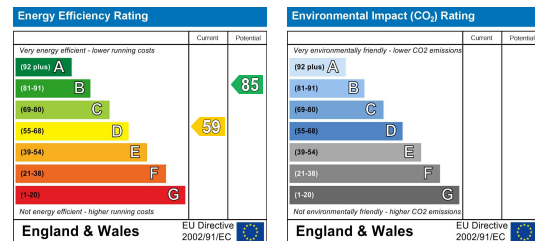


Total Area: 85.1 m<sup>2</sup> ... 916 ft<sup>2</sup>



## 44 Kensington Road, Ipswich IP1 4LD

# £210,000

NO CHAIN - This THREE bedroom double bay house situated on the popular Dales development within walking distance of Broomhill Park. Been in the family since it was built this SPACIOUS family house benefits from an entrance hall, 2 reception rooms, 1st floor bathroom, double glazed windows, front & rear gardens. Now in need of updating.



### 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.

## 44 Kensington Road, Ipswich, IP1 4LD

### 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.

### Door to

#### ENTRANCE HALL:

Stairs off, doors off.

#### LOUNGE: 12'2 x 10'6 (3.71m x 3.20m)

Double glazed bay window to front, picture rail and a gas fire (not tested).

#### DINING ROOM: 12 x 9'10 (3.66m x 3.00m)

Double glazed window to rear, picture rail and a gas fire (not tested)

#### KITCHEN: 8'10 x 8'1 (2.69m x 2.46m)

Double glazed window to rear, door to outside. Built in pantry. Range of wall and base units, sink and drainer, work top and space for appliances.

#### 1st FLOOR LANDING:

Doors off.

#### BEDROOM ONE: 12 x 10'3 (3.66m x 3.12m)

Double glazed window to rear, feature ornamental fire place and picture rail.

#### BEDROOM TWO:

Double glazed bay window to front, feature ornamental fire place and picture rail.

#### BEDROOM THREE: 7'9 x 7'5 (2.36m x 2.26m)

Double glazed window to front and picture rail.

#### BATHROOM:

Double glazed window to rear, bath, W.C, hand wash basin.

#### OUTSIDE:

Front garden with steps upto front door.

The rear garden is mainly lawn and has a brick built shed and WC.

#### 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)

Please check current COVID-19 guidelines.

