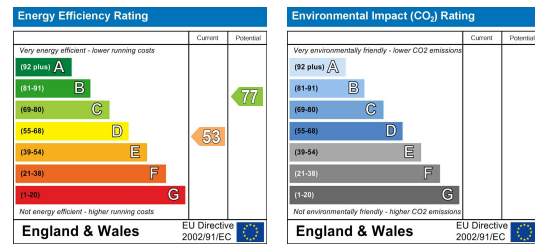


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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20 Faraday Road, Ipswich IP4 1PU

£220,000

NO CHAIN - A TWO bedroom house located on the EAST of Ipswich in the favoured Clifford Road and Copleston school catchment. The property benefits from good sized accommodation including a hallway, lounge & dining room, 16ft kitchen/breakfast room, 1st floor bathroom, gas central heating, double glazed windows, on street parking, front & rear gardens. Internal viewing highly recommended.



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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20 Faraday Road, Ipswich, IP4 1PU

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 to 1st floor, radiator and doors off.

LOUNGE: 13'3 x 10'5 (4.04m x 3.18m)

Double glazed bay window to front, gas fire, radiator and coved.

DINING ROOM: 12 x 10'9 (3.66m x 3.28m)

Double glazed window to rear, under stairs cupboard, exposed floor boards and door to...

KITCHEN/BREAKFAST ROOM: 16'2 x 8'7 (4.93m x 2.62m)

Double glazed window to side and rear. Range of wall and base units, drawers, sink and drainer, work tops, wall mounted gas boiler, gas hob and electric oven, part tiled walls, tiled floor, space for appliances, electric radiator and a double glazed door to outside.

1st FLOOR LANDING:

Cupboard, loft access, doors off.

BEDROOM 1: 13'8 x 10'9 (4.17m x 3.28m)

Double glazed windows to front and a radiator.

BEDROOM 2: 11'9 x 8'2 (3.58m x 2.49m)

Double glazed windows to rear and a radiator.

BATHROOM: 10 x 8'7 (3.05m x 2.62m)

Double glazed window to rear. Bath with a mixer shower tap, separate shower cubicle, W.C, hand wash basin, part tiled and a radiator. Airing cupboard with an immersion tank.

OUTSIDE:

To the front is a walled garden.

The rear garden is mainly lawn with shrubs, patio, shed and access to rear via a gate.

IPSWICH OFFICE:

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

