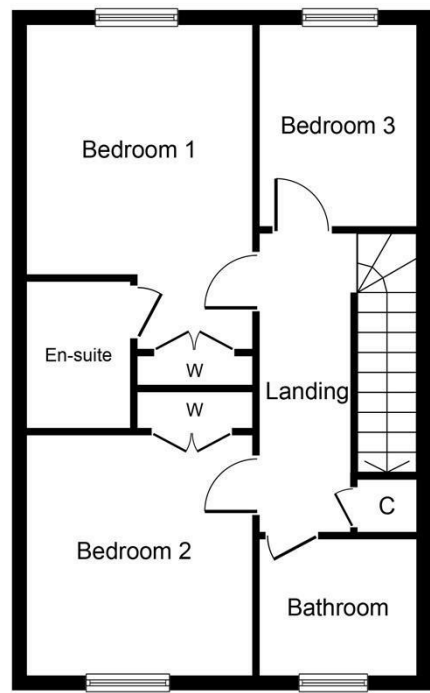
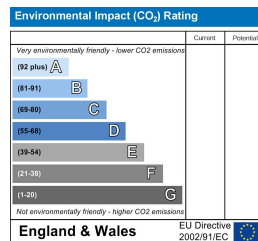
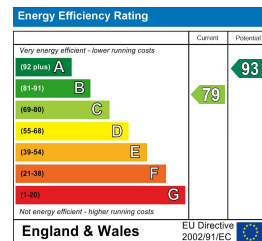


Ground Floor



First Floor

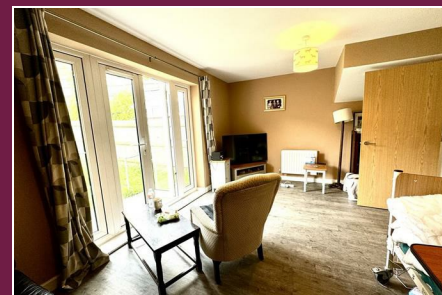
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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99 Meridian Rise, Ipswich IP4 2GF

£250,000

A modern THREE bedroom SEMI DETACHED house situated east Ipswich in the St Helens and Northgate school catchment with OFF ROAD PARKING. Presented in good decorative order the accommodation includes a hallway, CLOAKROOM, kitchen/diner, 15ft lounge, 1st floor bathroom and EN-SUITE, double glazed windows, gas central heating, front and rear gardens.



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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99 Meridian Rise, Ipswich, IP4 2GF

Front door to...

ENTRANCE HALL:

Under stairs cupboard and stairs to 1st floor. Radiator, doors off.

CLOAKROOM:

Double glazed window to front, W.C, hand wash basin and a radiator.

KITCHEN/BREAKFAST ROOM: 14 x 8'2 (4.27m x 2.49m)

Double glazed bay window to front, space for a table, radiator and opens to the kitchen - With a range of wall and base units, work tops, sink and drainer, gas hob and electric oven, extractor hood, space for appliances.

LOUNGE: 15'5 x 11'3 (4.70m x 3.43m)

Double glazed windows and double doors to rear, radiator and door to hall.

1st FLOOR LANDING:

Loft access, airing cupboard with a Baxi combi boiler, doors off.

BEDROOM 1: 11'8 x 8'4 (3.56m x 2.54m)

Double glazed windows to rear, radiator, built in wardrobe, door to...

EN-SUITE:

Shower cubicle, hand wash basin, W.C, and extractor.

BEDROOM 2: 9 x 8'4 (2.74m x 2.54m)

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

BEDROOM 3: 8'4 x 6'6 (2.54m x 1.98m)

Double glazed window to rear and a radiator.

BATHROOM:

Double glazed window to front. Bath with a mixer shower tap, W.C, hand wash basin, part tiled and a radiator.

OUTSIDE:

To the front is a small open plan garden with a path leading to the front door.

The enclosed rear garden is mainly lawn with a patio and path. Rear access via a gate.

The property benefits from an allocated parking space close by.

IPSWICH OFFICE:

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

