



99 Montgomery Road, Ipswich IP2 8QS £265,000

NO CHAIN - A SPACIOUS THREE bedroom semi detached family home situated south west Ipswich boasting a corner plot, OFF ROAD PARKING & GARAGE. Accommodation includes a large entrance hall, lounge, dining room, conservatory, kitchen, 1st floor bathroom, gas central heating, double glazed windows and large corner plot 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.

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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.

Door to..

ENTRANCE HALL:

Radiator, stairs off, doors to...

SITTING ROOM: 14'4 x 9'11 (4.37m x 3.02m)

Double glazed bay window to front, fire place and a radiator.

DINING ROOM: 13'3 x 9'11 (4.04m x 3.02m)

Double glazed patio doors to the conservatory and a radiator.

CONSERVATORY: 9'9 x 9'2 (2.97m x 2.79m)

Tiled floor and double glazed doors and windows.

KITCHEN:

Double glazed window to rear, built in cupboard, walk in pantry cupboard. Range of wall and low level units, worktop, sink and drainer, drawers, space for appliances and double glazed door to side.

1st FLOOR LANDING:

Doors off. Airing cupboard with hot water tank, double glazed window to side.

BEDROOM 1: 13'4 x 9'11 (4.06m x 3.02m)

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

BEDROOM 2: 13'11 x 9'11 (4.24m x 3.02m)

Double glazed window to rear, cupboard with boiler fitted 2023.

BEDROOM 3: 11 x 6'10 (3.35m x 2.08m)

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

BATHROOM:

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

OUTSIDE:

The property occupies a large corner plot with a lawn to front and side. There is a driveway providing off road parking and access to the garage. A gate leads to rear. The rear garden is laid to lawn with a patio, shed and 2 brick built sheds.

IPSWICH OFFICE:

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

