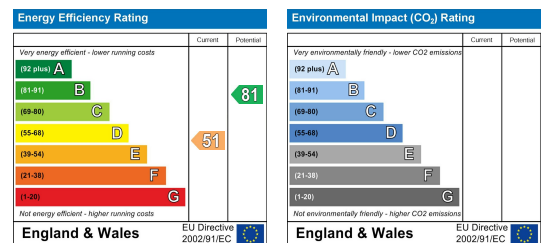




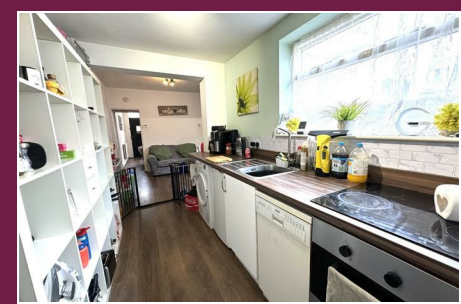
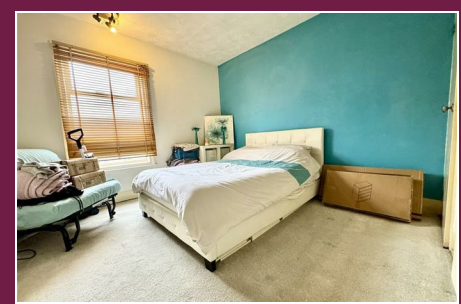
Cellar **Ground Floor** **First Floor**

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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8 Cardigan Street, Ipswich IP1 3PF £160,000

A great opportunity to purchase a property in CARDIGAN STREET to update and make your own in a quiet residential gem in the much sought after area of North Ipswich, a short walk from Christchurch park and the town centre. The property enjoys 2 reception rooms, kitchen, 2 DOUBLE BEDROOMS, cellar and gas central heating with a Baxi combi boiler. There is a good size loft space with potential to convert (stp). Residents' parking and visitor permits available, Ipswich Zone 2. NO CHAIN.



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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 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.



8 Cardigan Street, Ipswich, IP1 3PF

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.

This is a GREAT opportunity to purchase an affordable house in Cardigan Street, a quiet residential gem in the much sought after area of North Ipswich, a short walk from Christchurch park, just around the corner from Anglesea Road, and an easy walk into the town centre.

This spacious house is well maintained and presented in good decorative order and benefits from a Baxi combi boiler fitted

The price has been realistically set with regard to the single glazed windows and bathroom which will need upgrading.

There is a good size loft space, other houses have successfully extended into loft. (stp)

Residents' parking and visitor permits available, Ipswich Zone 2.

Fully tanked and decorated cellar, with radiator, laminate flooring and ceiling spotlights, plus window to brick recess. Low level ceiling but still ideal for office, study, games room or extra storage.

Door to...

LOUNGE: 11 x 11'2 (3.35m x 3.40m)

Window to front, laminated floor, radiator, access to...

DINING ROOM:

Window to rear, laminated floor, radiator, door to cellar, through to...

CELLAR: 11 x 11 (3.35m x 3.35m)

Fully tanked and decorated cellar, with radiator, laminate flooring and ceiling spotlights, plus window to brick recess. Low level ceiling but still ideal for office, study, games room or extra storage.

KITCHEN: 8'9 x 6'5 (2.67m x 1.96m)

Window to side. Range of units, work tops, sink and drainer, slim line dishwasher, electric hob and oven, space for washing machine, through to lobby

LOBBY:

Cupboard with space for washing machine, Baxi combi boiler. Door to outside, door to...

BATHROOM:

Window to side, bath with mixer shower tap, W.C, hand wash basin, part tiled and a radiator.

1st FLOOR:

BEDROOM ONE: 11 x 11'2 (3.35m x 3.40m)

Window to front, exposed floor boards and a radiator.

BEDROOM TWO: 11 x 11'2 (3.35m x 3.40m)

Window to rear, cupboard and a radiator.

OUTSIDE:

To the rear is a gate access, a path leads to the back door.

IPSWICH OFFICE:

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

