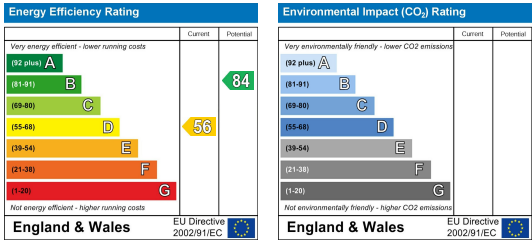


Total Area: 95.6 m² ... 1030 ft²



10 Lingfield Road, Ipswich IP1 6QS

£275,000

Situated on the sought after HENLEY RISE - An EXTENDED 3 bedroom semi detached house benefiting from ample off road parking and a GARAGE. This spacious home enjoys a large lounge, extended dining room/sitting room, gas central heating, double glazed windows and rear garden. Now in need of further updating and offered with NO ONWARD 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.

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.

10 Lingfield Road, Ipswich, IP1 6QS

DOOR to PORCH with door to...

LOUNGE; 18'2 x 12'9 (5.54m x 3.89m)

Double glazed window to front and side, stairs to 1st floor, built in cupboard, 2 radiators, gas fire with back boiler, door to...

DINING ROOM; 19'3 x 9'5 (5.87m x 2.87m)

Double glazed sliding doors to conservatory, radiator, built in cupboard, door to kitchen.

CONSERVATORY; 9'1 x 6'3 (2.77m x 1.91m)

KITCHEN; 10'4 x 8'6 (3.15m x 2.59m)

Double glazed window to side. A range of wall and base units, sink and drainer, space for appliances, double glazed door to outside.

1st FLOOR LANDING:

Airing cupboard the water tank, loft access, doors off.

BEDROOM 1; 12'9 x 10'3 (3.89m x 3.12m)

Double glazed window to front and a radiator.

BEDROOM 2; 10'9 x 10'5 (3.28m x 3.18m)

Double glazed window to front and a radiator.

BEDROOM 3; 8 x 7'4 (2.44m x 2.24m)

Double glazed window to rear and a radiator.

BATHROOM:

Double glazed window to rear, bath with electric shower over, W.C, hand wash basin, tiled walls and a radiator.

OUTSIDE:

To the front there is a block paved driveway providing off road parking, gates lead to the rear giving access to the detached garage with power connected.

The rear garden is mainly lawn with mature shrubs and a shed.

IPSWICH OFFICE:

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

Please check current COVID-19 guidelines.

