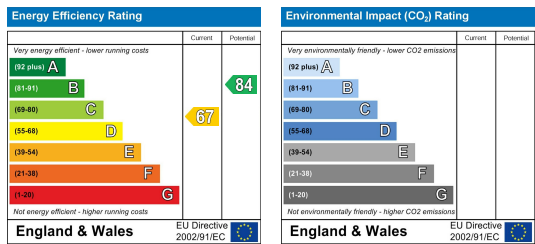




Total Area: 93.3 m² ... 1004 ft²



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.



14 One House Lane, Ipswich IP1 4NH

£435,000

A spacious THREE BEDROOM DETACHED BUNGALOW presented in good order throughout, situated to the north west outskirts of Ipswich just off Henley Road. Accommodation includes a 19ft lounge/diner, modern fitted kitchen, modern bathroom, wrap around corner plot gardens, double glazed windows, gas central heating, off road parking, garage and offered with NO CHAIN.



14 One House Lane, Ipswich, IP1 4NH

Front door to...

ENTRANCE HALL:

Doors off, cupboard and a radiator.

LOUNGE/DINER: 19 1' x 11 7' (5.79m 0.30m x 3.35m 2.13m)

Double glazed windows, radiators, double glazed patio doors to garden, door to...

KITCHEN: 9 11' x 9 9' (2.74m 3.35m x 2.74m 2.74m)

Double glazed window, range of wall and base units, electric hob and oven, under counter integrated fridge, freezer, washing machine, sink and drainer, drawers, tiled splash backs and double glazed door to garden.

BEDROOM 1: 12 0 x 11 7' (3.66m 0.00m x 3.35m 2.13m)

BEDROOM 2: 9 4' x 11 7' (2.74m 1.22m x 3.35m 2.13m)

BEDROOM 3: 8 7' x 9 9' (2.44m 2.13m x 2.74m 2.74m)

Currently used as a dining room with a double glazed window to front and a radiator.

BATHROOM:

Double glazed window, double shower tray with screen, W.C, hand wash basin and vanity unit with storage, tiled walls and floor. Radiator.

OUTSIDE:

The property occupies a corner plot location with a wrap around garden being mainly lawn with a range of shrubs and flower beddings. Double gates provides access to the property with a block paved driveway for off road parking.

The property can be found on the corner of Dales Hall Lane and One House Lane which is a private unmade road leading to Henley Road.

GARAGE: 9 0' x 16 10' (2.74m 0.00m x 4.88m 3.05m)

With power connected and door to hallway.

IPSWICH OFFICE:

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

