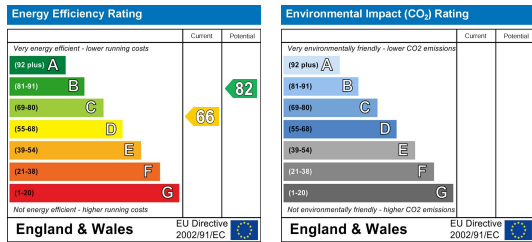


Total Area: 97.7 m² ... 1052 ft²



#### 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.

## 132 Fircroft Road, Ipswich IP1 6PP

**£275,000**

This THREE DOUBLE bedroom semi detached family house is situated on the sought after Crofts development within walking distance to local shops and schools. Benefits include a large lounge/diner, 1st floor family bathroom, double glazed windows, gas fired central heating, garage & off road parking and rear gardens. Now in need of some updating and offered with no onward chain.





## 132 Fircroft Road, Ipswich, IP1 6PP

### 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.

### Double glazed front door to...

### ENTRANCE HALL:

Cupboard housing electric meters, radiator, doors off.

### KITCHEN: 10'8 x 8'7 (3.25m x 2.62m)

Double glazed window to front, range of wall and base units, gas hob and electric oven, space for appliances, sink and drainer, drawers, tiled splash backs and double glazed door to side.

### LOUNGE/DINER: 20' x 18' reducing to 11'8 (6.10m x 5.49m reducing to 3.56m)

Double glazed window to rear. Cupboard and radiators. Door to kitchen and hall, stairs to 1st floor. Double glazed door to rear.

### 1st FLOOR LANDING:

Doors off, loft access

### BEDROOM 1: 13'9 x 11'8 (4.19m x 3.56m)

Double glazed window to rear, fitted wardrobe and a radiator.

### BEDROOM 2: 11'7 x 11'2 (3.53m x 3.40m)

Double glazed window to front, fitted wardrobe and a radiator.

### BEDROOM 3: 11'4 x 8'7 (3.45m x 2.62m)

Double glazed window to rear, fitted wardrobe and a radiator.

### BATHROOM:

Double glazed window to front, separate shower cubicle, W.C, hand wash basin, bath, tiled walls and floor. Radiator.

### OUTSIDE:

To the front is a garden and driveway providing off road parking with access to the garage.

A side gate leads to the rear garden which is paved with a range of shrubs and flower beddings. There is a shed and greenhouse.

### IPSWICH OFFICE:

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

