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9 Stevenson Road, Ipswich IP1 2EY

£360,000

HAMILTON SMITH IPSWICH are pleased to offer for sale this well presented THREE BEDROOM, four storey Victorian semi-detached property, located to the West of Ipswich, being convenient for the town and train station. The property has many features and benefits from a modern fitted kitchen and bathroom, off road parking, gas central heating, double glazed windows and enclosed rear gardens. 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.

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SITUATION:

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 malls, shops, restaurants, bars, a multi screen cinema, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration project providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

FRONT DOOR TO...

ENTRANCE HALLWAY:

Cupboard with shelving, housing boiler and a double glazed window to rear, stairs to first floor and doors to...

LOUNGE/DINER: 23'3" x 11' 9" (7.09m x 3.35m 2.74m)

Double glazed bay window to front, double glazed window to rear, exposed floor boards, coved ceiling, feature open fireplace and two radiators.

LOWER GROUND INNER HALLWAY:

Storage cupboard, plumbing for washing machine, fitted cupboard. Doors off...

SHOWER ROOM:

Double glazed window to rear, shower cubicle, hand wash basin, low level w/c, extractor fan and heated towel rail.

KITCHEN/ BREAKFAST ROOM: 23'3" x 11'9" (7.1 x 3.6)

Double glazed bay window to front, double glazed window to rear, door to garden. Fitted in 2018 with a range of wall and base units, deep drawers, work tops, induction hob with splash back and extractor hood, electric oven with warming drawer, integrated fridge/freezer, dishwasher, sink and drainer, radiator, space for appliances and a tiled floor. Open through to dining area has an attractive exposed brick chimney breast with feature wood burner, built in cupboards and a radiator.

FIRST FLOOR LANDING:

Double glazed window to front, fitted cupboard, radiator, stairs to second floor and doors to....

CLOAKROOM:

Double glazed window to rear, low level w/c and hand wash basin.

BEDROOM THREE: 9'10" x 11'9" (3 x 3.6)

Double glazed window to rear and radiator.

BEDROOM ONE: 10'9" x 11'9" (3.3 x 3.6)

Double glazed window to front and radiator.

SECOND FLOOR LANDING:

Double glazed window to front, study area, cupboard and doors to...

BEDROOM TWO: 10'9" x 10'9" (3.3 x 3.3)

Double glazed window to front, fitted shelving, cupboard and radiator.

BATHROOM: 10'9" x 9'10" (3.3 x 3)

Fitted in 2021 with a bath and freestanding mixer shower tap, low level w/c, two hand wash basins, tiled flooring, shower cubicle with built in shelving and towel radiator. Double glazed window to rear.

OUTSIDE:

To the front of the property there is off road parking and mature shrubs. There is side access to the rear garden via a gate.

The rear garden is laid to lawn with a patio area, fencing, shed, flowers and shrubs.

IPSWICH OFFICE:

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

