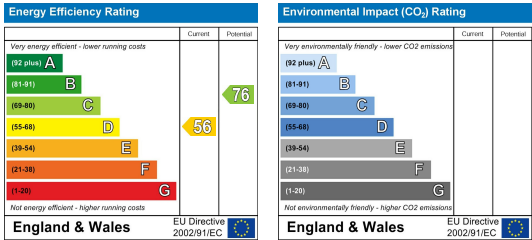


Total Area: 58.9 m² ... 634 ft²
All measurements are approximate and for display purposes only



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.

2 Clare Road, Ipswich IP4 4DJ

£275,000

A TWO BEDROOM SEMI DETACHED BUNGALOW situated in a quiet no through road just of Kingsgate Drive in east Ipswich. The property benefits from a 17ft lounge, 2 double bedrooms, modern bathroom, double glazed windows, gas central heating, ample off road parking and rear garden. Offered with NO CHAIN.



2 Clare Road, Ipswich, IP4 4DJ

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 door to...

ENTRANCE HALLWAY:

Doors off and a radiator.

LOUNGE: 11'3 x 17 (3.43m x 5.18m)

Double glazed bay window to front, fire surround and a radiator.

KITCHEN/BREAKFAST/DINING ROOM: 8'9 x 7 (2.67m x 2.13m)

Double glazed window to side, range of wall and base units, work top, sink and drainer, electric oven and hob, space for fridge and washing machine. Door to LEAN TO with door to rear garden.

BEDROOM 1: 13'4 x 10 (4.06m x 3.05m)

Double glazed window to rear and a radiator.

BEDROOM 2: 10'4 x 9 (3.15m x 2.74m)

Double glazed window to rear and a radiator.

BATHROOM:

Double glazed window to front, shower cubicle with glass screens, W.C, hand wash basin and vanity unit, towel radiator, tiled walls and extractor.

OUTSIDE:

To the front is a block paved driveway providing ample parking, side access to the rear via a gate.

The rear garden is mainly lawn with a patio, flower and shrub beddings. Shed to stay.

IPSWICH OFFICE:

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

