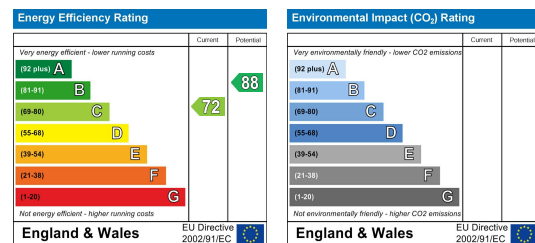


Total area: approx. 55.6 sq. metres (598.5 sq. feet)



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.

5 Skipper Road, Ipswich IP8 3QU

£235,000

Hamilton Smith are pleased to offer this 2 DOUBLE bedroom semi detached house, located on the popular Thorington Park Development. Benefits include a GARAGE, OFF ROAD PARKING, double glazed windows, 1st floor bathroom, gas central heating, front and rear gardens and presented in good decorative order.



5 Skipper Road, Pinewood, Ipswich, Suffolk, IP8 3QU

LOCATED ON THE POPULAR THORINGTON PARK in Ipswich 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.

With front door leading to...

ENTRANCE HALL: With coved and skimmed ceiling, laminate flooring, touch screen thermostat (also available as an App - Worcester Wave), radiator, stairs to first floor and doors to kitchen and lounge.

LIVING ROOM: 14'1" x 11'9" (4.3 x 3.6) With double glazed patio door to rear aspect over looking rear garden, coved and textured ceiling, laminate flooring and radiator.

KITCHEN: 10'9" x 9'6" (3.3 x 2.9) With double glazed window to front aspect, fitted with a range of wall and base level units with heater with corner cupboard which provides a excellent storage feature, drawers and work surface over with ceramic sink, integral oven and 4 ring gas hob and integral dishwasher and heater located under oven.

FIRST FLOOR LANDING: With doors leading to both bedrooms and bathroom.

BEDROOM 1: 11'9" x 8'10" (3.6 x 2.7) With window to rear aspect, slide robe built in double wardrobe and radiator.

BEDROOM 2: 9'6" x 8'2" (2.9 x 2.5) With double glazed window to front aspect, large built in double wardrobe, loft access, large storage cupboard housing boiler and radiator.

BATHROOM: Suite comprising panelled bath with separate shower over, low level W.C, wash hand basin with cupboard under, tiled wall and floor, heated towel rail, under floor heating (controls located in cupboard under wash hand basin), shaver socket and spot lights.

OUTSIDE: To the front of the property is a block paved driveway providing off road parking which leads to GARAGE: With up and over door, power and light connected, courtesy door to garden.

The garden to the rear of the property is laid to lawn with patio area, flower and shrub borders and enclosed by fencing.

USEFUL INFORMATION: The vendors have informed us that the council tax band is B and the property is on a water meter

IPSWICH OFFICE:

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

