



33 Ernleigh Road, Ipswich IP4 5LU

£320,000

Hamilton Smith are pleased to offer this beautifully presented THREE bedroom semi detached house situated in east Ipswich being convenient for Britannia Road primary and Copleston high schools. This spacious property has been updated and modernised boasting an OPEN PLAN kitchen/diner, cloakroom, 1st floor bathroom, gas central heating, double glazed windows, well kept rear garden and off road parking. Call to book your viewing to avoid disappointment.



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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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 HALL:

Laminate floor, stairs to 1st floor, cupboard, radiator, doors off

LOUNGE: 13'4 x 12'2 (4.06m x 3.71m)

Double glazed bay window to front, picture rail and a radiator.

OPEN PLAN KITCHEN/DINER: 18 x 8'1 x 11'8 (5.49m x 2.46m x 3.56m)

Double glazed window to rear. Range of wall and base units, drawers, sink and drainer, work tops, gas hob and electric oven, extractor hood over, integrated dishwasher, part tiled walls, space for appliances and a radiator. Through to the lobby and cloakroom. Opens to dining space with double glazed doors to rear and a radiator.

LOBBY:

Double glazed door to side, through to...

CLOAKROOM:

Window to side, W.C, hand wash basin and a radiator.

1st FLOOR LANDNG:

Exposed floor boards, loft access, airing cupboard with Vaillant combi boiler, loft access with ladder and part boarded. Doors off.

BEDROOM 1: 13'4 x 9'8 (4.06m x 2.95m)

Double glazed bay window to front, picture rail and a radiator.

BEDROOM 2: 11'8 x 10'2 (3.56m x 3.10m)

Double glazed window to rear, picture rail and a radiator.

BEDROOM 3: 7'9 x 7'6 (2.36m x 2.29m)

Double glazed window to front, picture rail and a radiator.

BATHROOM:

Double glazed window to rear, bath with a shower over, W.C, hand wash basin and vanity unit, radiator and part tiled walls.

OUTSIDE:

To the front is a block paved driveway providing off road parking for 2 cars, side access to rear via a gate.

The rear is mainly lawn with raised shrub and flower beds, block paved patio and brick built shed with power connected and plumbing for washing machine. Top of the garden enjoys a raised patio area, shed, raised shrub beds and mature tree.

IPSWICH OFFICE:

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

