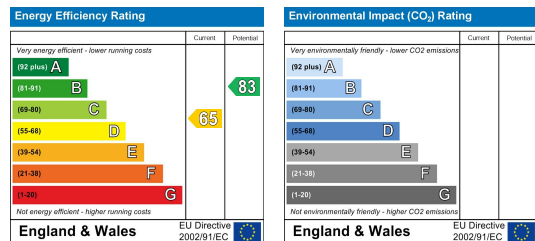




Total Area: 105.6 m² ... 1137 ft²



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.



28 Park View Road, Ipswich IP1 4HP £300,000

A beautiful 3 bedroom double bay semi detached house situated on the popular Dales development within walking distance of Broomhill Park. This SPACIOUS family house benefits from a 17ft 9 x 10ft 4 OPEN PLAN KITCHEN/DINER, cloakroom/utility, lounge, 1st floor bathroom, gas central heating with combi fitted 2021, double glazed windows, large rear gardens and off road parking.



28 Park View Road, Ipswich, IP1 4HP

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 PORCH with door to

HALLWAY:

Exposed floor boards, radiator, useful under stairs cupboard with gas meter and water softener, doors to...

LOUNGE: 14'2 x 11'7 (4.32m x 3.53m)

Double glazed window to front and a radiator.

OPEN PLAN FAMILY ROOM/KITCHEN/DINER: 17'9 x 10'4 (5.41m x 3.15m)

DINING SPACE: Feature open fire place (not tested) tiled floor, opens through to kitchen and double glazed patio doors to the conservatory. 2 radiators.

KITCHEN: 9'8 x 6'6 (2.95m x 1.98m)

Double glazed window to side, range of wall and base units, integrated double oven, induction hob and extractor hood, sink and drainer, space for fridge/freezer and dishwasher, work tops, tiled splash backs, tiled floor, door to...

UTILITY/CLOAKROOM: 7 x 4'4 (2.13m x 1.32m)

Double glazed window to rear, double sink with cupboard under, space for washing machine & tumble dryer and a towel radiator.

CONSERVATORY: 16'2 x 7'9 (4.93m x 2.36m)

Brick wall to side elevations, radiator and double glazed doors to outside.

1st FLOOR LANDING:

Double glazed window to side, loft access with pulled down ladder, doors to

BEDROOM ONE: 14'6 x 10'2 (4.42m x 3.10m)

Double glazed bay window to front, fitted wardrobes, feature ornamental fire place, picture rail and a radiator.

BEDROOM TWO: 12'9 x 10'3 (3.89m x 3.12m)

Double glazed window to rear, feature ornamental fire place, picture rail and a radiator.

BEDROOM THREE: 9'8 x 6'8 (2.95m x 2.03m)

Double glazed window to rear, exposed floor boards, airing cupboard with Vaillant combi fitted 2021 and a radiator.

BATHROOM:

Double glazed window to front, modern suite with p shaped bath shower over, W.C, hand wash basin and vanity unit, towel radiator and extractor.

OUTSIDE:

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

The landscaped rear garden is south facing and enjoys a well kept lawn, patio, raised flower beds and seating area. Shingle path leads to the top of garden where there is a shed.

IPSWICH OFFICE:

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

Please check current COVID-19 guidelines.

