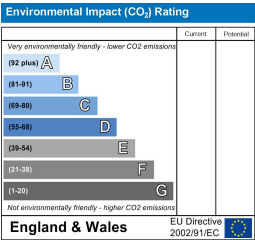
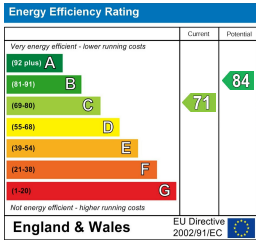




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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76 Temple Road, Ipswich IP3 8PB

£315,000

An EXTENDED 3/4 bedroom semi detached CHALET BUNGALOW backing onto woodland situated in a sought after area in east Ipswich. This SPACIOUS property offers a ground floor & 1st floor shower room, 2 reception rooms, modern kitchen, gas central heating, double glazed windows, westerly facing gardens backing onto beautiful woodland, garden studio with power connected and off road parking. Offered with 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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76 Temple Road, Ipswich, IP3 8PB

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 double glazed doo

ENTRANCE HALL:

Cupboard, stairs off, radiator, doors off.

SHOWER ROOM:

Extractor fan, walk in shower, hand wash basin, W.C, towel radiator, cupboard with Vaillant combi boiler.

DINING ROOM: 15'4 x 12 (4.67m x 3.66m)

Double glazed windows to rear, radiator, through to garden room, kitchen and lounge.

KITCHEN: 10'5 x 7'9 (3.18m x 2.36m)

Double glazed window to front. Range of wall and base units, double oven and gas 5 ring hob, sink and drainer, space for appliances, through to the dining room.

GARDEN ROOM: 12'3 x 7'4 (3.73m x 2.24m)

Sky light window, radiator, double glazed window to rear and double glazed door to garden.

LIVING ROOM/BEDROOM FOUR: 22'6 x 13'8 (6.86m x 4.17m)

This space can be used as a large living room or could be partitioned to create a ground floor bedroom 4 (15ft 2 x 8ft 8) and living room 15ft x 13ft 8

15 x 13'8 Double glazed window to side, radiator and double glazed doors to garden.

POTENTIAL BEDROOM: 15'2 x 8'8 (4.62m x 2.64m)

Double glazed windows to front and side. Radiator.

1st FLOOR LANDING:

Doors off.

BEDROOM ONE: 15 x 10 (4.57m x 3.05m)

Double glazed window to side, fitted wardrobes, electric heater, radiator and door to.

KITCHENETTE:

(currently used as a kitchenette, can be converted back to an en-suite)

Sink and drainer with mixer tap, cupboard and space for appliances, wall mounted cupboards, heated towel rail and double glazed sky light.

BEDROOM TWO: 13'4 x 8 (4.06m x 2.44m)

Double glazed window to front and a radiator.

BEDROOM THREE: 12'2 x 9 (3.71m x 2.74m)

Double glazed window to rear, cupboard and a radiator.

SHOWER ROOM:

Walk in shower, W.C, hand wash basin with cupboards under and double glazed skylight window.

OUTSIDE:

To the front there is a driveway providing off road parking, a gate allows access to further parking and side garden with a gate leading to the rear garden.

The rear is westerly facing, enclosed and backs on to woodland giving a private and beautiful garden.. There is a patio with a step down to a further patio area and artificial lawn.

There is a STUDIO/OUTBUILDING with power connected.

IPSWICH OFFICE:

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

