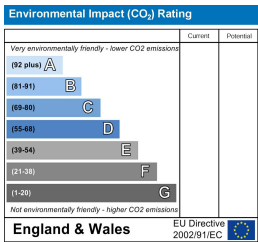
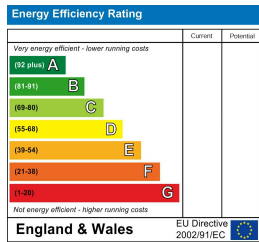




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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## 24 Lancaster Road, Ipswich IP4 2NY

£195,000

This 2 bedroom terrace house is situated convenient for the town centre in east Ipswich within ST HELENS & NORTHGATE HIGH school catchment. Boasting many features including exposed floor boards, a modern kitchen & downstairs shower room, cloakroom, 1st floor bathroom, gas central heating and double glazed windows. Well kept front and rear gardens. NO CHAIN. Book your viewing to appreciate the accommodation on offer.



### 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.



24 Lancaster Road, Ipswich, Suffolk, IP4 2NY

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.

With a double glazed front door leading to...

LOUNGE: 11'4" x 10'4" (3.45m x 3.15m) With double glazed window to front aspect, exposed floor boards, feature fireplace, built in storage cupboard, built in shelves and radiator.

Lobby and stairs to first floor. Door to...

DINING ROOM: 11'4" x 10'8" (3.45m x 3.25m) With double glazed window to rear aspect, under stairs storage cupboard, exposed floor boards and radiator. Door to kitchen.

KITCHEN: 10'2" x 6' (3.10m x 1.83m) With double glazed window to side aspect, fitted with a range of modern wall and base level units, inset stainless steel sink unit and drainer with mixer tap over, tiled splashbacks, integral electric cooker and hob with extractor hood over, space for fridge/freezer, tiled floor. through to...

UTILITY: With double glazed door to garden, work surface, space and plumbing for washing machine and tiled floor. Sliding door to...

SHOWER ROOM/CLOAKROOM: Shower cubicle.W.C, hand wash basin, extractor fan and tiled floor.

FIRST FLOOR  
LANDING:

With doors leading to...

BEDROOM 1: 11'4" x 10'5" (3.45m x 3.18m) With double glazed window to front aspect, built-in cupboard and radiator.

BEDROOM 2: 11'3" x 10'9" (3.43m x 3.28m) With double glazed window to rear aspect, door to bathroom and radiator.

BATHROOM: 11' x 6'2" (3.35m x 1.88m) With double glazed window to rear aspect, fitted suite comprising panelled bath, low level W.C, pedestal wash hand basin, exposed floor boards, airing cupboard housing combi boiler fitted 2023.

OUTSIDE: There is a garden to the front of the property with a path to the front door.

The garden to the rear of the property has a patio area, brick built shed, enclosed by fencing and gate providing rear access.

IPSWICH OFFICE: 7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

