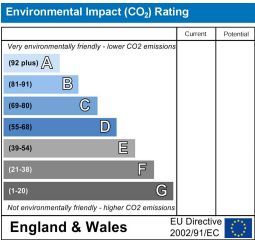
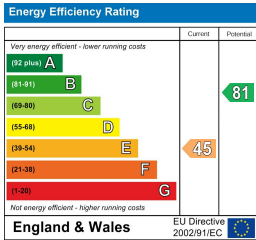


Total Area: 79.1 m<sup>2</sup> ... 851 ft<sup>2</sup>



## 50 Goldcrest Road, Ipswich IP2 0SF

£215,000

HAMILTON SMITH are pleased to offer this THREE BEDROOM end of terrace house located on the popular Chantry development. This spacious property benefits from a large side garden with AMPLE OFF ROAD PARKING, double glazed windows, kitchen/diner, modern ground floor bathroom, gardens to front, side and rear. Now in need of updating and offered with no chain. Internal viewing is highly recommended.



### 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.



## 50 Goldcrest Road, Ipswich, IP2 0SF

### 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

### ENTRANCE HALL:

Stairs off, storage heater, doors off

### BATHROOM:

Double glazed window to front, shower cubicle, hand wash basin, W.C, tiled and electric heated towel radiator.

### LOUNGE: 15'4 x 11 (4.67m x 3.35m)

Double glazed window to front, wall heater, cupboard with electric meter and gas mains.

### KITCHEN/DINER: 12'3 x 9'1 (3.73m x 2.77m)

Double glazed window to rear. Range of wall and base units, sink and drainer, space for appliances, worktops, tiled splash backs, double glazed door to lean to conservatory.

### LEAN TO CONSERVATORY: 8 x 5'4 (2.44m x 1.63m)

Door to rear garden.

### 1st FLOOR LANDING:

Double glazed window, airing cupboard with immersion tank, loft access.

### BEDROOM ONE: 11'10 x 10'11 (3.61m x 3.33m)

Double glazed window to front.

### BEDROOM TWO: 9'2 x 8'11 (2.79m x 2.72m)

Double glazed window to rear and wall heater.

### BEDROOM THREE: 9'6 x 6 (2.90m x 1.83m)

Double glazed window rear and side, wall heater.

### OUTSIDE:

To the front there is a garden and benefits from further garden to the side with lawn and ample off road parking space for several cars. Gate leads to rear.

The rear garden is laid to lawn with a path and patio. Brick built shed and timbre shed.

### 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)

