



## 56 Kingston Road, Ipswich IP1 4BQ

£155,000

A THREE bedroom END OF TERRACE house benefiting from a 19ft LOUNGE/DINER situated in west Ipswich. The property benefits from gas central heating with a combi boiler, double glazed windows, front and rear gardens. Now requires further updating and decorating. Offered with NO CHAIN. An ideal investment or 1st purchase.



### 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.



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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 replacement door to...

HALL:

Door to...

LOUNGE/DINER: 19'7 x 12'3 (5.97m x 3.73m)

Double glazed window to front and rear, radiator, door to stairs, door to...

KITCHEN: 8'7 x 7'5 (2.62m x 2.26m)

Double glazed window to side, wall and base units, drawers, sink and drainer, Worcester combi boiler serviced Feb 2025, tiled floor, radiator, through to...

LOBBY:

Useful storage cupboard, double glazed door to outside, door to...

BATHROOM:

Double glazed window to side, shower cubicle , W.C , hand wash basin, tiled floor and ladder towel radiator.

1st FLOOR LANDING:

Loft access, doors off.

BEDROOM ONE: 12 x 9'10 (3.66m x 3.00m)

Double glazed window to front and a radiator.

BEDROOM TWO: 9 x 9'2 (2.74m x 2.79m)

Double glazed window to rear and a radiator.

BEDROOM THREE: 8'7 x 7'6 (2.62m x 2.29m)

Double glazed window to rear, radiator and loft access.

OUTSIDE:

To the front is an enclosed garden.

The rear garden has decking, shingle, shed and gate from the passage.

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)

