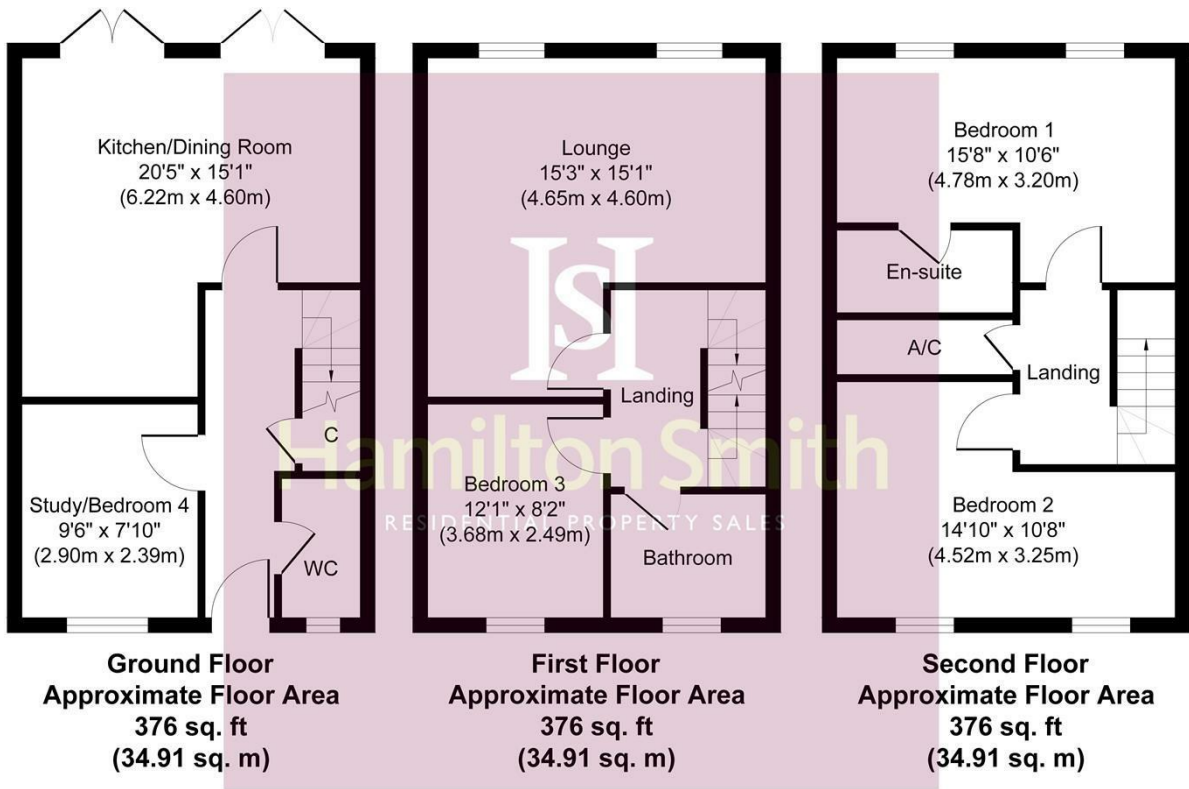




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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74 Jovian Way, Ipswich IP1 5AT

£280,000

SOLD SOLD SOLD stc - more properties needed - call for a free valuation 01473 253366 - A SPACIOUS and WELL PRESENTED 4 BEDROOM 3 storey end town house benefiting from a CAR PORT providing off road parking for up to 3 vehicles located on the western fringes of Ipswich on the popular Blakenham Park. The accommodation on the ground floor has a cloakroom, kitchen/diner, study/4th bedroom, 1st floor has living room, bedroom 3 and bathroom, the 3rd floor has a master bedroom with an en-suite and bedroom 2. The property features double glazed windows, gas central heating, larger than usual gardens, car port and driveway to the side of the house providing off road parking.



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.

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.

ENTRANCE HALL: With under stairs storage cupboard, radiator, stairs to first floor and doors leading to study/bedroom 4, kitchen/diner and cloakroom.

GROUND FLOOR CLOAKROOM: With a WC, pedestal wash hand basin, radiator, and extractor fan.

KITCHEN/DINER/FAMILY ROOM: 20'5 maximum x 15'1" maximum (6.22m maximum x 4.60m maximum)
L-shaped room with two double glazed patio doors to the rear, kitchen fitted with a range of wall and base level units with work surfaces over. Sink and drainer unit, tiled splash backs, integrated Neff double oven, four ring gas hob, extractor hood, dishwasher, space for appliances, spotlights and two radiators.

STUDY/BEDROOM 4: 9'6" x 7'10" (2.90m x 2.39m) With double glazed window to the front, and radiator.

FIRST FLOOR LANDING: With radiator, stairs leading to second floor, doors leading to the bathroom, bedroom 3 and...

LOUNGE: 15'3" max x 15'1" max (4.65m max x 4.60m max) L-shaped room with two double glazed windows to the rear and two radiators.

BEDROOM 3: 12'1" x 8'2" (3.68m x 2.49m) With full height double glazed window with fitted blind to front, and radiator.

BATHROOM: With double glazed window to the front, radiator, extractor fan, low-level WC, pedestal wash hand basin and vanity unit, bath with mixer shower tap and part tiled walls.

SECOND FLOOR LANDING: With built large built in airing cupboard housing boiler and hot water tank, and doors leading to bedroom 3 and bedroom 1.

BEDROOM 1: 15' x 10'6" (4.57m x 3.20m)With two double glazed windows to the rear, radiator, and door leading to...

EN-SUITE: With low-level WC, extractor fan, pedestal wash hand basin, shower cubicle, part tiled walls, and radiator.

BEDROOM 2: 14'10" maximum x 10'8" maximum (4.52m maximum x 3.25m maximum)With two double glazed windows to the front, radiator and access to loft.

OUTSIDE: To the side of the property there is a car port and driveway offering parking for up to three vehicles. Access via a gate to the rear garden.

To the rear the L-shaped garden is larger than usual (for the area) which is mainly laid to lawn, flower and shrubs and enjoys a pergola and patio .

IPSWICH OFFICE:

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

