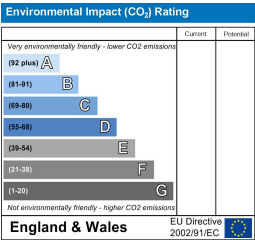
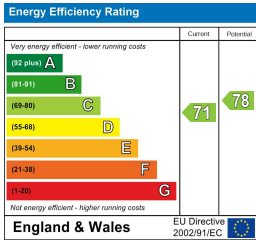


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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## 217 Hawthorn Drive, Ipswich IP2 0QE £220,000

IDEAL OPPORTUNITY TO MAKE YOUR OWN. This 3 bedroom home offered with NO CHAIN is situated on the popular Chantry development. Accommodation includes entrance hall, living Room, dining room, kitchen, 1st floor bathroom, gas central heating, double glazed windows, front and south facing rear gardens and off road parking. Now in need of further updating to make the perfect home. Call to book a viewing to avoid disappointment.



### 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.



## 217 Hawthorn Drive, Ipswich, IP2 0QE

### 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

### ENTRANCE HALL:

Stairs off, cupboard with electric meters, radiator, doors off

### LOUNGE: 12'9 x 11 (3.89m x 3.35m)

Double glazed window to front, radiator, archway through to...

### DINING ROOM: 13 x 9'8 (3.96m x 2.95m)

Double glazed window to rear, radiator and door to kitchen.

### KITCHEN: 11'5 x 7'8 (3.48m x 2.34m )

Double glazed window to rear. Range of wall and base units, sink and drainer, worktops, tiled splash backs, space for appliances, built in PANTRY, lobby/utility with double glazed door to outside.

### 1st FLOOR LANDING:

Doors off, loft access.

### BEDROOM ONE: 12'9 x 11'8 (3.89m x 3.56m)

Double glazed window to front, fitted wardrobes and a radiator.

### BEDROOM TWO: 15' x 8'2 (4.57m x 2.49m)

Double glazed window to rear and a radiator.

### BEDROOM THREE:

Double glazed window to front, built in cupboard and a radiator.

### BATHROOM:

Double glazed window to rear, bath with an electric shower over, hand wash basin, airing cupboard with a boiler. (serviced yearly)

### CLOAKROOM:

Double glazed window to rear and W.C.

### OUTSIDE:

To the front is a driveway providing off road parking and lawn, side access via a gate leads to the rear.

The good sized south facing rear garden has a patio lawn, mature shrubs, brick built shed, greenhouse and shingled area.

### 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)

