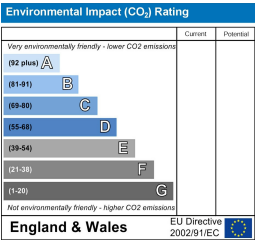
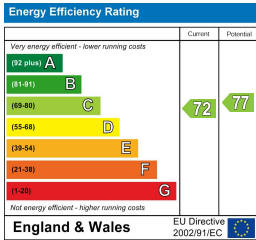


Total Area: 56.7 m² ... 611 ft²



154 Sheldrake Drive, Ipswich IP2 9NP

£100,000

A ONE BEDROOM 1st FLOOR FLAT situated on the popular Chantry development. The property benefits from its own front door into the entrance hall and on the 1st floor has a landing, kitchen, bathroom, lounge, double bedroom, double glazed windows, communal gardens, brick built shed and on street parking. Now in need of updating and modernisation. An ideal 1st purchase or an investment opportunity.



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.

154 Sheldrake Drive, Ipswich, IP2 9NP

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.

Door to hall with stairs to

Gas heater.

1st FLOOR LANDING:

Double glazed window to side. Cupboard, loft access and doors off.

LOUNGE: 12'2 x 11'9 (3.71m x 3.58m)

Double glazed window to rear, gas fire and door to hall and bedroom.

KITCHEN: 8'3 x 8'11 (2.51m x 2.72m)

Double glazed window to side. Wall and base units, sink and drainer, space for appliances. Water heater.

BATHROOM:

Double glazed window to front, bath, W.C, hand wash basin.

BEDROOM: 10'6 x 11'9 (3.20m x 3.58m)

Double glazed window to front and a cupboard.

OUTSIDE:

Communal gardens to front and rear. To the rear is s brick built shed. On street aprking.

IPSWICH OFFICE:

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

