



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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54 Rosebery Road, Ipswich IP4 1PS

£215,000

Hamilton Smith are pleased to offer this EXTENDED 2/3 bedroom house situated in the Clifford Road and Copleston school area. Benefiting from a 15'3 x 6'9 Extended Kitchen & downstairs bedroom 3/study, Lounge With Wood Burner & Separate Dining Room, Two Double Bedrooms & Modern Bathroom on the 1st floor, Gas Central Heating Via Radiators & UPVC Double Glazed Windows, Front Porch/Lobby. Within 10 Mins Walk Of Alexandra Park, University, College, Waterfront & Ipswich Town Centre. Southerly Facing Lounge With Wood Burner & Separate Dining Room.



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.

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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 door to

PORCH:

Door to

LOUNGE: 12 x 11'5 (3.66m x 3.48m)

Double glazed window to front, radiator, feature wood burning stove, laminated floor covering wood floor boards, door to

DINING ROOM: 11 x 11'5 (3.35m x 3.48m)

Double glazed window to rear, radiator, stairs top 1st floor, laminated floor covering wood floor boards, door to

KITCHEN: 15'3 x 6'9 (4.65m x 2.06m)

Double glazed window to side. Built in cupboard under stairs. Range of wall and base units, sink and drainer, worktops, space for appliances, drawers, tiled floor under floor covering, through to lobby

LOBBY:

Double glazed door to outside, door to

GROUND FLOOR BEDROOM THREE/STUDY: 10'7 x 6'2 (3.23m x 1.88m)

Double glazed window to rear and a radiator.

1st FLOOR LANDING:

Loft access, doors to

UPSTAIRS BATHROOM:

Double glazed window to rear, bath with an electric shower and glass screen, W.C, hand wash basin, airing cupboard with combi boiler (serviced recently).

BEDROOM ONE: 11'6 x 11 (3.51m x 3.35m)

Double glazed window to front, ornamental feature fire place and a radiator.

BEDROOM TWO: 11 x8'8 (3.35m x2.64m)

Double glazed window to rear and a radiator.

OUTSIDE:

To the front is an enclosed garden. On street parking. To the rear the garden is mainly lawn with a patio area, wall and fence boundary, shed and access to rear via a gate.

IPSWICH OFFICE:

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

