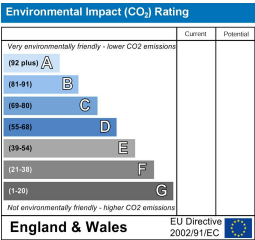
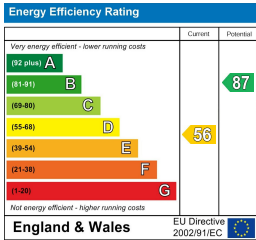




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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38 Temple Road, Ipswich IP3 8PB

£325,000

An EXTENDED 3 bedroom semi detached chalet house backing onto the golf course situated in a sought after area in east Ipswich. This SPACIOUS property offers an OPEN PLAN MODERN kitchen/diner, lounge, gas central heating, double glazed windows, westerly facing gardens backing onto beautiful woodland, WORKSHOP 24ft x 12ft GARAGE 24ft x 8ft and 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.

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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.

38 Temple Road, Ipswich, IP3 8PB

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.

OVERVIEW:

The current owners have tastefully updated and modernised the property over recent years including rewiring, re plastering, new kitchen, bathroom, bi-folding doors, new double garage and workshop. Must be viewed to appreciate the accommodation on offer.

ENTRANCE HALL:

Large cupboard, further under stairs storage, stairs off

BATHROOM:

Double glazed window to side, bath with rainfall shower over and glass screen, pattern tiled wall, hand wash basin and vanity unit, W.C, tiled floor, cupboard and radiator.

OPEN PLAN KITCHEN/DINER: 23 x 15'4 narrowing to 7'6 (7.01m x 4.67m narrowing to 2.29m)

Double glazed window to front, modern kitchen with wall and base units, drawers, worktops, integrated fridge and freezer, dishwasher, double oven, 5 ring gas hob and extractor over. Sink and drainer and tiled floor. The dining space has tiled floor, double glazed window to side, door to outside and double doors to

SITTING ROOM: 15 x 14 (4.57m x 4.27m)

Feature bi-fold double glazed doors to rear and a radiator.

1st FLOOR LANDING:

Double glazed window to side, doors off

BEDROOM ONE: 12'6 x 8'9 + recess (3.81m x 2.67m + recess)

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

BEDROOM TWO: 13'3 x 8 (4.04m x 2.44m)

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

BEDROOM THREE: 9'6 x 7'5 (2.90m x 2.26m)

Double glazed window to front rear and a radiator.

OUTSIDE:

To the front is a block paved driveway providing off road parking for 3 cars, Driveway leads to the side with access to the DOUBLE LENGTH GARAGE 24ft x 8ft with power connected.

The west facing rear garden has a large tiled patio space for entertaining, lawn and a 24ft x 12ft workshop with power connected. To the rear of the garden is the golf course with the beautiful back drop of trees.

IPSWICH OFFICE:

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

