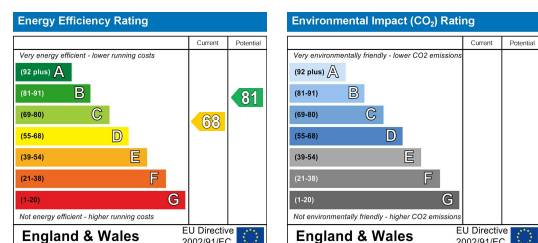


Total Area: 72.4 m² ... 779 ft² (excluding balcony)



14 Annbrook Road, Ipswich IP2 9JN

£230,000

PITCHED ROOF - BALCONY - A THREE bedroom town house situated in the sought after Belstead Hills development which is ideally located for the A14. The property benefits from a PITCHED ROOF, Double Glazed Windows, Gas Central Heating, Living Room/Dining Room, Kitchen/Breakfast room, 3 Bedrooms, 1st Floor Family Bathroom, Garage, Gardens & Parking. No Onward Chain



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.

14 Annbrook Road, Ipswich, IP2 9JN

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

HALLWAY:

Stairs off, radiator, cupboard, doors to...

LOUNGE: 15'9 x 12'4 (4.80m x 3.76m)

Double glazed window & patio door to rear and a radiator.

KITCHEN/BREAKFAST ROOM: 11'3 x 9'5 (3.43m x 2.87m)

Double glazed window to front. Range of wall and base units, sink and drainer, gas hob and electric oven, space for appliances, work tops, tiled splash backs and wall mounted combi boiler.

BEDROOM 1: 11'7 x 9'6 (3.53m x 2.90m)

Double glazed sliding door to BALCONY and a radiator.

BEDROOM 2: 12'4 x 9'6 (3.76m x 2.90m)

Double glazed window to rear and a radiator.

BEDROOM 3: 9'5 x 6 (2.87m x 1.83m)

Double glazed window to rear and a radiator.

BATHROOM:

Double glazed window to front, walk in shower cubicle with electric shower, hand wash basin, W.C and towel radiator.

OUTSIDE:

To the front is an open plan garden with an artificial lawn and flower beds.

The rear garden has an artificial lawn, flower beddings, shed and rear access via a gate. There is a GARAGE en bloc close by.

IPSWICH OFFICE:

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

Please check current COVID-19 guidelines.

