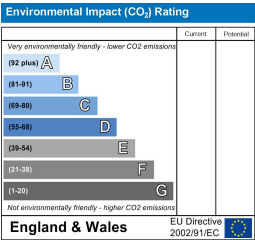
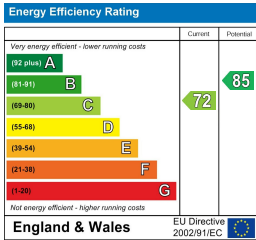


Total Area: 104.1 m² ... 1120 ft²



96 Bridgwater Road, Ipswich IP2 9QF

£235,000

Make this property your own. A chance to update and modernise this SPACIOUS 3 bedroom semi detached family house situated on the popular Belstead Hills development. Benefits include double glazed windows, gas central heating, 1st floor bathroom, front and rear gardens, off road parking and Garage. 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.



## 96 Bridgwater Road, Ipswich, IP2 9QF

### 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 with double glazed doo

### ENTRANCE HALL:

Radiator, doors off and stairs to 1st floor.

### LOUNGE: 15'3 x 13 (4.65m x 3.96m)

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

### DINING ROOM: 9'11 x 9'6 (3.02m x 2.90m)

Double glazed patio doors to conservatory, radiator and door to kitchen.

### CONSERVATORY: 9'6 x 6'6 (2.90m x 1.98m)

### KITCHEN: 10'9 x 8'11 (3.28m x 2.72m)

Double glazed window to rear, wall and base units, sink and drainer, space for appliances, tiled floor, cupboard and under stairs cupboard with electric meter.

### 1st FLOOR LANDING:

Cupboard, loft access with combi boiler fitted 2019 serviced yearly and doors off to all rooms.

### BEDROOM ONE: 12'3 x 10'4 (3.73m x 3.15m)

Double glazed window to front and a radiator.

### BEDROOM TWO: 10 x 9'11 (3.05m x 3.02m)

Double glazed window to rear and a radiator.

### BEDROOM THREE: 8'2 x 7'8 (2.49m x 2.34m)

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

### BATHROOM:

Double glazed window to rear. Shower cubicle, W.C, hand wash basin with vanity unit and heated towel radiator.

### OUTSIDE:

To the front is hardstaing for 2/3 cars and access to the garage. A gate to the side leads to the rear.

The good sized west facing rear garden is mainly lawn with a patio, flower and shrub beddings.

### 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)

