



**16 Dover Road, Ipswich, IP3 8JQ**

**£155,000**

THREE bedroom terrace house located on the EAST of Ipswich, IDEAL buy to let investment with tenant in situ.



**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**

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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.

### FRONT DOOR TO

#### LIVING ROOM: 11'5" x 11'2" (3.48 x 3.41)

Window to front, radiator, door to dining room.

#### DINING ROOM: 11'2" x 11'5" (3.41 x 3.48)

Window to rear, radiator, stairs to first floor and door to kitchen

#### KITCHEN: 8'6" x 6'3" (2.61 x 1.92)

Wall and base units, space for appliances, window to side, door to...

#### REAR LOBBY:

Door to outside and door to...

#### BATHROOM:

Panelled bath, low level WC, hand wash basin and window to side

#### BEDROOM ONE: 11'5" x 11'2" (3.48 x 3.41)

Two windows to front, radiator and storage cupboard

#### BEDROOM TWO:

Window to rear and radiator

#### BEDROOM THREE:

Window to rear and radiator

#### OUTSIDE:

Patio, fenced surround.

### P & H ESTATES

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