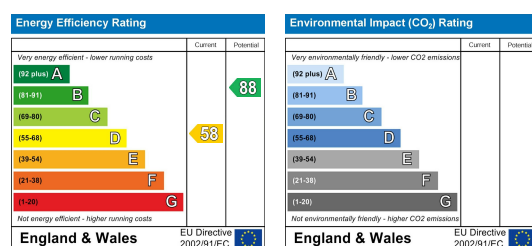


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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71 Surrey Road, Ipswich, IP1 2LF

£165,000

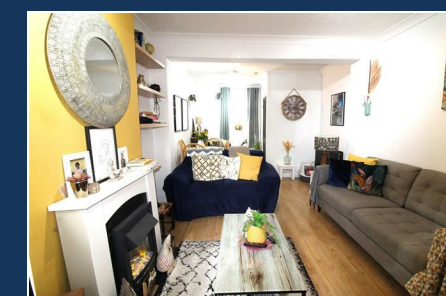
Ideal buy to let investment or first time buy offering good accommodation. The property includes Living room/Dining room, Kitchen, 2 Bedrooms, Bathroom and Garden to the rear.

**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.



# 71 Surrey Road, Ipswich, IP1 2LF

## IPSWICH

Ipswich, the county town of Suffolk, offers a vibrant mix of amenities and opportunities. With its excellent transport links to London, diverse educational institutions, shopping centers, restaurants, bars, cinemas, and sports clubs, there's something for everyone. The ongoing regeneration of the Waterfront docks area adds to its appeal with a marina, high-tech university, and residential development. In essence, Ipswich provides a dynamic and attractive living, working, and leisure environment.

## ENTRANCE PORCH 4'11" x 3'8" (1.52m x 1.14m)

Wood effect flooring and a door leading into the lounge/diner.

## LIVING / DINING ROOM 22'3" x 10'8" (6.78m x 3.25m)

Open plan room with double glazed windows to the front and rear aspect, wood effect flooring, two black radiators and TV point.

## KITCHEN 9'3 x 6'8 (2.82m x 2.03m )

Range of eye and base level units over worktops, stainless steel sink with drainer unit and a chrome mixer tap, integrated oven with gas hob and extractor hood, tiled back splash, space for a fridge freezer and washing machine, under stair storage cupboard and a door leading to the garden with a double glazed window facing the side aspect.

## LANDING

Radiator and loft hatch

## BEDROOM ONE 10'9 x 10'6 (3.28m x 3.20m)

Double glazed window to front aspect with radiator.

## BEDROOM TWO 11'2 x 7'7 (3.40m x 2.31m)

Double glazed window to the rear aspect.

## BATHROOM

Double glazed window to the rear aspect, Low level WC, pedestal wash basin, bath with overhead shower and a tiled back splash, airing cupboard housing to the boiler, radiator and tile effect flooring.

## REAR GARDEN

Flowerbed and raised flowerbeds and patio. Brick shed, Tap and light and side access gate.

## P & H Estates

Call 01473 353287 for more information

