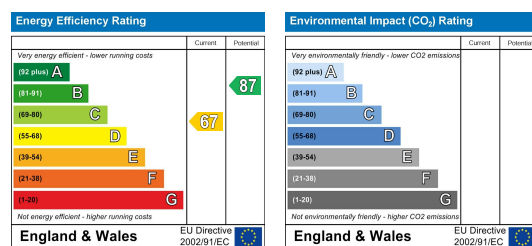




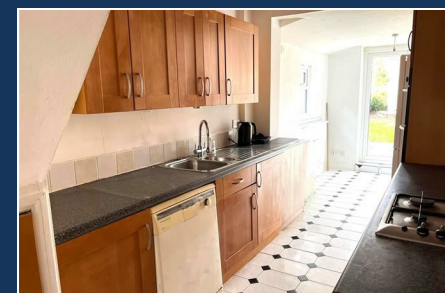
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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249 Rosehill Road, Ipswich, IP3 8HG

£190,000

Offered with NO ONWARD CHAIN this TWO bedroom property is located in the popular EAST of Ipswich and benefits from OFF ROAD PARKING. There is a living room/dining room, kitchen/breakfast room and upstairs bathroom. Ideal first time buy or investment.



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.



249 Rosehill Road, Ipswich, IP3 8HG

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 ENTRANCE DOOR:

ENTRANCE PORCH:

Door to....

LIVING ROOM/DINING ROOM: 22'4" x 13'6" (6.810 x 4.140)

Double glazed window to front and rear, feature fireplace, two radiators, stairs to first floor and door to....

KITCHEN/BREAKFAST ROOM: 18'9" x 7'4" (5.729 x 2.241)

Double glazed window to rear and doors to outside, range of wall and base units with work surfaces over, fitted oven and hob. Stainless steel sink and tiled floor.

LANDING:

Doors to....

BEDROOM 1: 12'5" x 10'11" (3.790 x 3.344)

Double glazed window to front, fitted wardrobes, and radiator

BEDROOM 2: 10'11" x 9'7" (3.351 x 2.923)

Double glazed window to rear and radiator

BATHROOM:

Double glazed window to rear, bath, electric shower, low level W/C and pedestal wash hand basin. Space for washing machine.

OUTSIDE:

To the front of the property there is off road parking for one car, the rear of the property has a patio area and lawn area and gate to rear.

AGENTS NOTE:

The boiler was installed December 2023. the property has close links to railway station, buses, primary schools, shops.

IPSWICH OFFICE:

Telephone: 01473 353287

