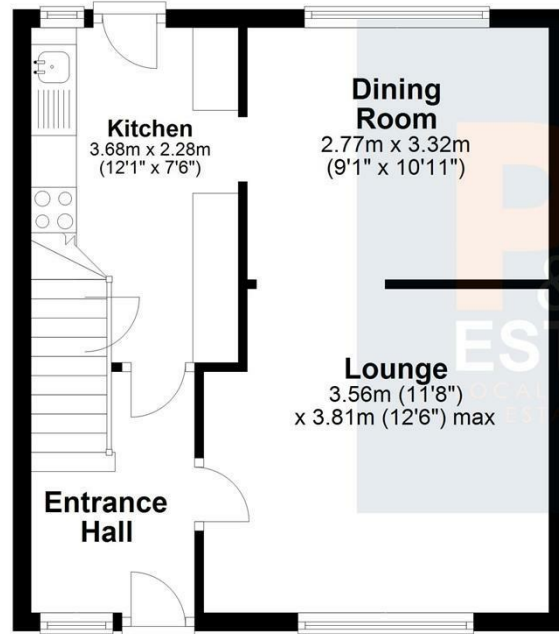


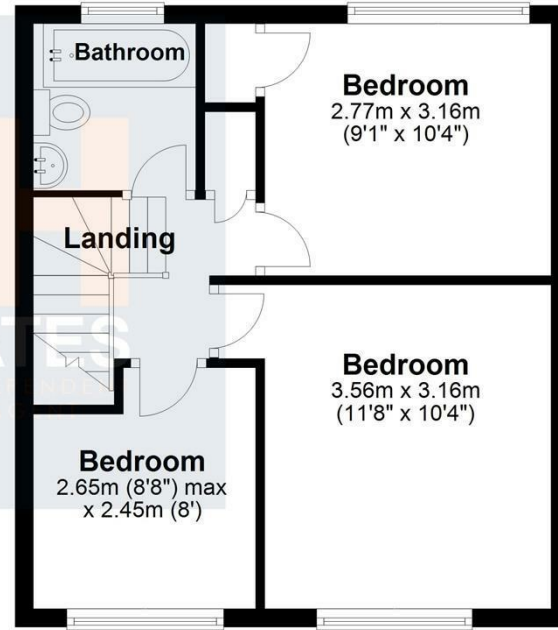
### Ground Floor

Approx. 36.7 sq. metres (395.4 sq. feet)

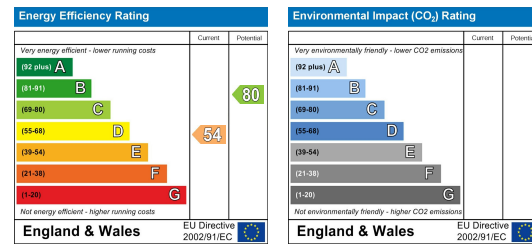


### First Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



Total area: approx. 73.4 sq. metres (790.5 sq. feet)



6 Radcliffe Drive, Ipswich, IP2 9QU

£230,000

OFFERED FOR SALE WITH NO ONWARD CHAIN - A 3 bedroom semi detached house situated on the sought after Belstead Hills development. The property benefits from Living Room, Dining Room, Kitchen, 3 Bedrooms, Bathroom, gas central heating, Garage, Off Road Parking, Gardens.

#### 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.



## 6 Radcliffe Drive, Ipswich, Suffolk, IP2 9QU

### 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. The property is closely located to shops, bus service, pharmacy.

With front door leading to....

### ENTRANCE HALL:

With stairs to first floor, radiator, doors leading to...

### LIVING ROOM: 12'6" max x 11'8" (3.81m max x 3.56m)

With double glazed window to front aspect, feature brick fireplace, radiator, opening to...

### DINING ROOM: 10'11" x 9'1" (3.33m x 2.77m)

With double glazed window to rear aspect, radiator, opening to...

### KITCHEN: 12'1x7'5 (3.68mx2.26m)

With double glazed window and door to rear aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset sink unit and drainer with mixer tap over, integral oven and hob with extractor over, space and plumbing for washing machine, space for other appliances.

### FIRST FLOOR

#### LANDING:

With loft hatch with drop down ladder, airing cupboard housing hot water cylinder, doors leading to...

#### BEDROOM 1: 11'8" x 10'4" (3.56m x 3.15m)

With double glazed window to front aspect, radiator.

#### BEDROOM 2: 10'4" x 9'1" (3.15m x 2.77m)

With double glazed window to rear aspect, enclosed closet, radiator.

#### BEDROOM 3: 8'8" max x 8' (2.64m max x 2.44m)

With double glazed window to front aspect, radiator.

#### BATHROOM:

With double glazed window to rear aspect, fitted suite comprising panelled bath, low level W.C, wash hand basin

#### OUTSIDE:

The garden to the front of the property is laid to lawn, there is a driveway to the side of the property which leads to and off road parking for at least 2 cars.

#### REAR GARDEN:

The garden to the rear of the property is mainly laid to lawn with patio area, raised flower and shrub borders, fish pond, green house the garden is enclosed by fencing.

#### GARAGE:

With remote control roll door, courtesy door to garden.

#### Other notes

Potential to extend, STP.

Good access to A14 and A12.

#### IPSWICH OFFICE:

Badgers Bank, Ipswich IP2 9EN Telephone: 01473 353287

