



**32 Byland Close, Ipswich, IP2 9BQ**

**£260,000**

Located in a most popular location in Stoke Park this three bedroom house benefits from good size living accommodation, off road parking, gardens, double glazing, gas central heating and is close to amenities. Internal viewing is highly recommended.

**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 ENTRANCE DOOR TO:

### UTILITY ROOM:

Space for washing mashine, door to...

### CLOAKROOM:

Low level W/C

### KITCHEN:

Double glazed window to front, range of wall and base units with work surfaces over and tiled splash backs. Sink and drainer with mixer tap. Space for appliances and radiator.

### INNER LOBBY:

Stairs to first floor, doors to ...

### LOUNGE:

Double glazed windows to rear, radiator, brick fireplace with fire inset, opening to dining room.

### DINING ROOM:

Double glazed window to rear and radiator.

### LANDING:

Airing cupboard housing combi boiler and doors to ...

### BEDROOM 1:

Double glazed window to rear, built in wardrobe and radiator.

### BEDROOM 2:

Double glazed window to front and radiator.

### BEDROOM 3:

Double glazed window to rear and radiator.

### BATHROOM:

Double glazed window to front, P shape bath with shower over, low level W/C and hand wash basin.

### OUTSIDE:

Laid to lawn, fenced souround.

### Ipswich

Please call P and H estates on 01473 353287 or email [enquires@pandhestates.co.uk](mailto:enquires@pandhestates.co.uk)

