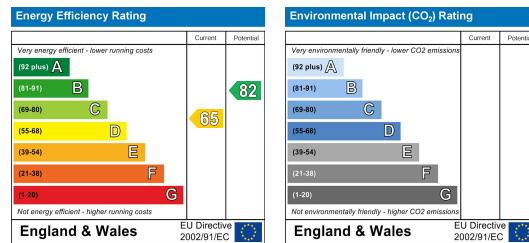


Total Area: 144.0 m² ... 1550 ft²



14 Belmont Road, Ipswich, IP2 9RH

£375,000

OIEO £375,000: Having been extended, this 3/4 bedroom detached home is located on the popular Belstead Hills development to the South West of Ipswich. Providing good size living accommodation and situated on a good size plot which includes generous sized gardens to both the front and rear of the property and off road parking.

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.



14 Belmont Road, Ipswich, IP2 9RH

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.

ENTRANCE HALLWAY:

Stairs to 1st floor, doors to ...

LIVING ROOM: 20'11" x 13'4" (6.38m x 4.06m)

Double glazed window to front, radiator, fire place, sliding patio doors to rear garden.

KITCHEN: 14'4" x 9'10" (4.37m x 3.00m)

Double glazed windows to rear, range of wall and base units, 1 1/2 sink and drainer, work top, splash back tiles, ceiling spot-lights, spaces for appliances, door to...

DINING ROOM: 12'0" x 15'4" (3.68m x 4.68)

Double glazed doors to rear garden, radiator, double glazed door to side, double glazed window to side, radiator.

BEDROOM: 12'1" x 11'4" (3.68m x 3.45m)

Radiator, double glazed window to front

SHOWER ROOM:

Double shower cubicle, double glazed window to side, hand basin, low-level WC, wall mounted towel radiator.

LANDING:

Doors to ...

BEDROOM: 12'6" x 9'3" (3.81m x 2.82m)

Radiator, double glazed window to front, built in cupboards.

BEDROOM: 14'10" x 11'6" (4.52m x 3.51m)

Double glazed window to rear

BEDROOM 9'11" x 7'9" (3.02m x 2.36m)

Radiator, double glazed window to rear

BATHROOM:

Panelled bath, double glazed window to side, wall mounted towel rail, hand basin, low-level WC.

FRONT:

Lawn, off road parking.

REAR:

Mature garden with lawn with fenced surround and patio area.

