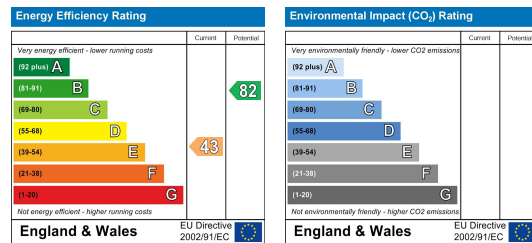


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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11 Byland Close, Ipswich, IP2 9BQ

£220,000

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. Offered with NO ONWARD CHAIN 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

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.



11 Byland Close, Ipswich, IP2 9BQ

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 HALL:

Stairs to first floor, storage cupboard and doors to...

KITCHEN: 10'11" x 8'10" (3.342 x 2.717)

Window to front, range of wall and base units with work surfaces over, tiled splash backs and space for appliances.

LIVING ROOM: 14'9" x 10'11" (4.511 x 3.341)

Patio doors to rear and radiator

DINING ROOM: 11'6" x 8'10" (3.522 x 2.716)

Patio doors to rear and radiator

CLOAKROOM:

Low level W/C and wash hand basin

LANDING:

Doors to...

BEDROOM 1: 14'3" x 10'11" (4.351 x 3.344)

Window to rear and radiator

BEDROOM 2: 10'11" x 9'0" (3.347 x 2.752)

Window to front and radiator

BEDROOM 3: 9'5" x 7'3" (2.888 x 2.222)

Window to rear and radiator

BATHROOM:

Window to front, low level WC, hand wash basin, bath,

OUTSIDE:

Lawn and fenced surround.

