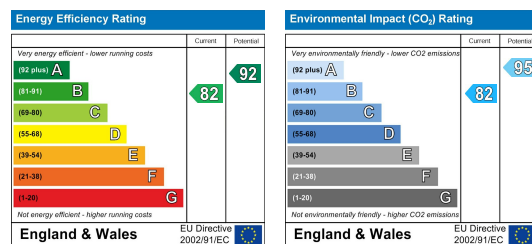
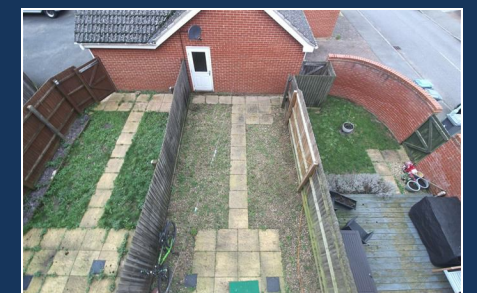


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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8 Broadhurst Terrace Hartree Way, Kesgrave, Ipswich, £300,000 IP5 2HQ

This well presented FOUR bedroom, 3 storey town house is offered with NO ONWARD CHAIN and located on the popular Grange Farm development in Kesgrave. The property provides 1200 sq feet of living accommodation, garden to rear, garage and off road parking. Internal viewing 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.



8 Broadhurst Terrace Hartree Way, Kesgrave, Ipswich, IP5 2HQ

KESGRAVE:

Kesgrave is a town and civil parish in the East Suffolk district of Suffolk, England. The town is close to both Ipswich and Woodbridge. Kesgrave forms part of the wider Ipswich Built-up area.

ENTRANCE HALLWAY:

Stairs to first floor and doors to ..

CLOAKROOM:

Low level WC and hand wash basin.

KITCHEN: 15'8" x 6'3" (4.8 x 1.93)

Double glazed window to front, range of wall and base units, integrated oven and gas hob with extractor fan, space for further appliances, radiator and tiled floor.

LIVING / DINING ROOM: 14'6" x 12'11" (4.42 x 3.94)

Double glazed doors to rear garden, radiator and laminate flooring.

FIRST FLOOR LANDING:

doors to ...

BEDROOM THREE: 12'11" x 12'4" (3.94 x 3.78)

Double glazed window to rear and radiator.

BEDROOM FOUR: 11'1" x 6'3" (3.39 x 1.91)

Double glazed window to front and radiator.

BATHROOM:

Panelled bath, low level WC, hand wash basin and tiled floor.

SECOND FLOOR:

Doors to...

BEDROOM ONE: 15'3" x 12'11" (4.65 x 3.94)

Double glazed window to rear and radiator.

EN-SUITE SHOWER ROOM:

Double shower cubicle, low level WC, hand wash basin.

BEDROOM TWO: 11'11" x 9'4" (3.64 x 2.86)

Double glazed window to front, radiator.

GARDEN:

Laid to lawn, fenced surround, rear access and door to garage.

GARAGE:

Up and over door.

Call P and H estates on 01473 353287 or email enquiries@pandhestates.co.uk

