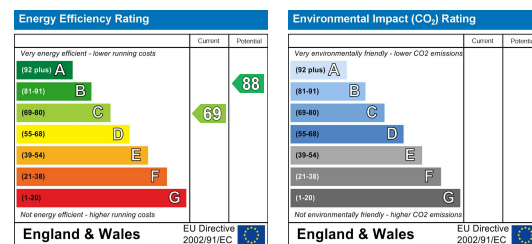


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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9 Clifford Road, Ipswich, IP4 1PJ

£160,000

OIEO £160,000. Offered with NO ONWARD CHAIN this TWO BEDROOM terraced property is located in the popular EAST of IPSWICH. Requiring modernisation the property benefits from upstairs bathroom, living room/dining room, kitchen/breakfast room and rear garden. Ideal FIRST TIME BUY OR INVESTMENT.



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.

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## 9 Clifford Road, Ipswich, IP4 1PJ

### 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:

Inner hallway with door to...

### LIVING ROOM/DINER: 13'3" x 22'9" (4.050 x 6.957)

Windows to front and rear, stairs to first floor, two radiators and door to....

### KITCHEN: 8'10" x 7'10" (2.702 x 2.407)

Step down, window to side, wall mounted boiler, base units, stainless steel sink, space for appliances open to...

### BREAKFAST AREA: 7'0" x 5'8" (2.142 x 1.734)

Window and door to side and radiator.

### LANDING:

### BEDROOM 1: 13'3" x 11'1" (4.049 x 3.400)

Window to front and radiator.

### BEDROOM 2: 11'3" x 10'5" (3.430 x 3.186)

Window to rear and radiator.

### BATHROOM:

Window to rear, bath, low level W/C and pedestal wash hand basin

### OUTSIDE:

To the front of the property there is a retaining wall with path to front door.

The rear garden has a patio area and potential lawn area with rear gate to rear access.

