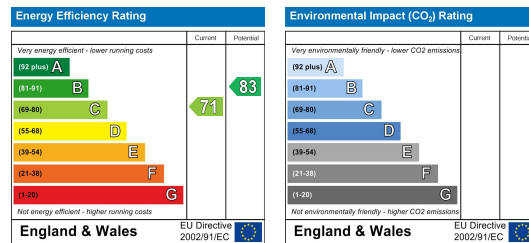


Total Area: 100.7 m² ... 1084 ft²



76 Digby Road, Ipswich, IP4 3NJ

£325,000

EXTENDED, three bedroom DOUBLE BAY fronted semi detached house located in a most popular part on the EAST of Ipswich, providing ample living accommodation, off road parking, garage, car park and good size rear garden.



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 DOOR TO...

ENTRANCE HALL:

Wooden flooring, cupboard under the stairs housing the boiler, stairs to first floor and doors to...

LIVING ROOM: 13'1 x 11'11 (3.99m x 3.63m)

Double glazed bay window to front, feature fireplace, wooden floor and radiator.

EXTENDED DINING ROOM: 12 x 11'1 (3.66m x 3.38m)

Double doors to rear garden, wooden floor and radiator.

KITCHEN: 15'5 x 7'11 (4.70m x 2.41m)

Double glazed window to side, door to rear, range of wall and base units with splash back tiles, space for appliances and sink and drainer with mixer tap.

LANDING:

Double glazed window to side and doors to...

BEDROOM ONE: 11'11 x 11'1 (3.63m x 3.38m)

Double glazed bay window to front, built in wardrobe and radiator.

BEDROOM TWO: 12 x 11'1 (3.66m x 3.38m)

Window to rear, built in wardrobe and radiator.

BEDROOM THREE: 5'5 x 7'11 (1.65m x 2.41m)

Double glazed window to front and radiator.

BATHROOM:

Window to side, corner bath, hand wash basin, low level w/c and double shower cubicle.

OUTSIDE:

REAR GARDEN:

Fenced and hedged surround, side access, lawned area, un used pond.

FRONT:

Ample off road parking, car park and access to garage.

GARAGE:

Double door.

P&H Estates

P&H Estates is recognized for its deep understanding of the local property market, its professional yet friendly service, and its commitment to achieving the best outcomes for its clients.

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