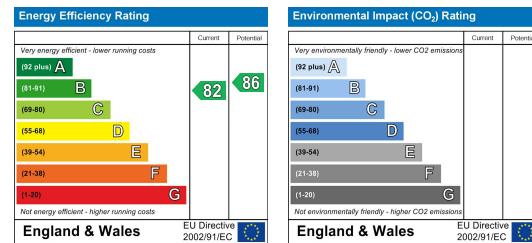


Total Area: 73.7 m² ... 794 ft²



114 Swallow Road, Ipswich, IP2 0TT

£225,000

Three bedroom end terraced house located in the south-west side of Ipswich. The property offers three bedrooms, good size garden, ample off road parking, gas central heating and is convenient for school catchment. Is also in need of some renovation. Offered with no onward chain.



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.



114 Swallow Road, Ipswich, IP2 0TT

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. Ideally situated at the head of the picturesque River Orwell, the marina is one of the town's most loved destinations and renowned for being a star attraction on the east coast, especially with the sailing and pleasure boating fraternity.

ENTRANCE HALL:

Stairs and door to...

SHOWEROOM:

Double glazed window to front, shower cubicle, hand wash basin, low level w/c and radiator.

KITCHEN: 9'1" x 12'4" (2.77 x 3.78)

Double glazed window to rear, wall and base units and door to rear garden.

LIVING ROOM: 11'0" x 15'5" (3.37 x 4.70)

Double glazed window to front, radiator.

LANDING:

Radiator, cupboard and doors to...

BEDROOM ONE: 11'0" x 12'4" (3.37 x 3.78)

Double glazed window to side, radiator and built in cupboard.

BEDROOM TWO: 9'1" x 9'2" (2.78 x 2.80)

Double glazed window to rear and radiator.

BEDROOM THREE: 6'0" x 9'3" (1.83 x 2.82)

Double glazed window to rear and side and radiator.

GARDEN:

Patio, shed and side gate.

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.

Call 01473 353 287

