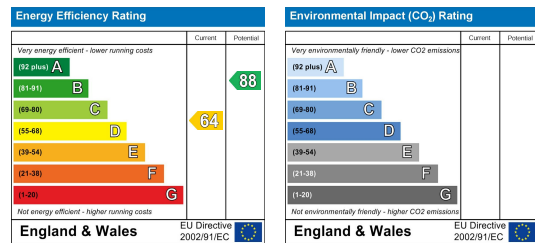


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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15 Clarence Road, Ipswich, IP3 9LH

£200,000

OFFERED WITH NO ONWARD CHAIN. A Bay Fronted 3 bedroom semi detached house located to the SOUTH EAST of Ipswich. The property benefits from Living Room, Dining Room, Kitchen, 3 Bedrooms, First Floor Bathroom, Gardens to Front and Rear.

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.



15 Clarence Road, Ipswich, Suffolk, IP3 9LH

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.

With front door leading to...

ENTRANCE HALL:

With stairs to first floor and door leading to...

LIVING ROOM: 12'9" x 10'5" (3.9 x 3.2)

With double glazed window to front aspect, radiator.

DINING ROOM: 11'1" x 9'10" (3.4 x 3)

With double glazed window and door to rear aspect, radiator and opening to...

KITCHEN: 7'10" x 6'2" (2.4 x 1.9)

With double glazed window to rear aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset stainless steel sink unit and drainer, integral oven and 4 ring gas hob with extractor over, space and plumbing for washing machine, space for appliances.

FIRST FLOOR

LANDING:

With doors leading to...

BEDROOM 1: 10'9" x 10'9" (3.3 x 3.3)

With double glazed window to front aspect, radiator.

BEDROOM 2: 10'9" x 8'6" (3.3 x 2.6)

With double glazed window to rear aspect, radiator.

BEDROOM 3: 7'10" x 5'2" (2.4 x 1.6)

With double glazed window to front aspect, radiator.

BATHROOM:

With double glazed window to rear aspect, fitted suite comprising bath, low level W.C, wash hand basin.

OUTSIDE:

To the front of the property the garden is laid to lawn with driveway providing off road parking.

The garden to the rear of the property is laid to lawn with patio area, gate providing side access, the garden is enclosed by fencing.

NEEDHAM MARKET OFFICE:

Unit 2, Old Town Hall, High Street, Needham Market. IP6 8AL. TO VIEW PLEASE CALL 01449 722242 or email needham@hamilton-smith.com

