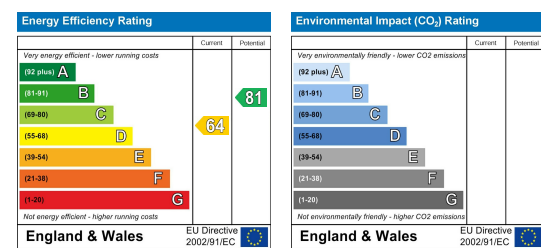


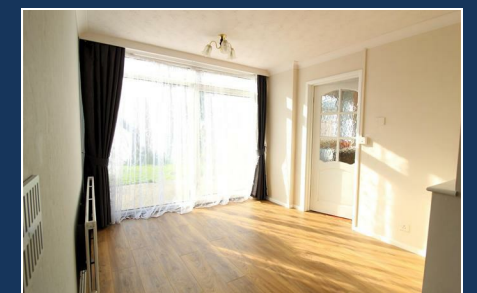
Total area: approx. 81.5 sq. metres (877.8 sq. feet)



62 Bridgwater Road, Ipswich, IP2 9QF

£240,000

OFFERED FOR SALE WITH NO ONWARD CHAIN - A 3 bedroom semi detached house situated on the sought after Belstead Hills development. The property benefits a good size plot which extends behind the GARAGE, Living Room, Dining Room, Kitchen, 3 Bedrooms, Shower Room, Off Road Parking, Gardens.



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.



62 Bridgwater Road, Ipswich, IP2 9QF

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 TO:

ENTRANCE HALLWAY:

Stairs to first floor, radiator and doors to....

LIVING ROOM: 13'2" x 12'8" (4.01m x 3.86m)

Square bay window to front, radiator, feature fireplace and opening to....

DINING ROOM: 10'1" x 9'7" (3.07m x 2.92m)

Sliding patio doors to rear garden, radiator and door to...

KITCHEN: 15'5" x 9' (4.70m x 2.74m)

Window and door to rear, two cupboards and sink with drainer.

LANDING:

Loft access, airing cupboard with tank and doors to....

W/C:

Window to rear, low level W/C

SHOWER ROOM:

Window to rear, double shower cubicle, pedestal wash hand basin and radiator

BEDROOM 1: 12'8" x 10'5" (3.86m x 3.18m)

Window to front and radiator

BEDROOM 2: 10'1" x 10'1" (3.07m x 3.07m)

Window to rear and radiator

BEDROOM 3: 8'4" x 8'2" (2.54m x 2.49m)

Window to front and radiator

OUTSIDE:

To the front of the property there is a front lawn with flower and shrub borders.

There is a driveway providing off road parking which leads to the GARAGE with up and over door.

There is a side gate that leads to the rear of the property which is of a good size and wraps around behind the GARAGE. It is mainly laid to lawn with flower and shrub borders.

