



**Back Hamlet, Ipswich, IP3 8AJ**

**welcome to**

**Back Hamlet, Ipswich**

This mid-terraced home benefits from two double bedrooms, a seperate dining room, a large first floor bathroom, a South facing rear garden, ample on street parking with permit parking available and NO ONWARD CHAIN!!



### **Lounge**

10' 9" x 10' 3" ( 3.28m x 3.12m )

Spacious lounge with a double glazed window to the front, original floorboards, one radiator, a fireplace with original tiled base and bespoke shelving either side.

### **Dining Room**

13' 9" max x 11' ( 4.19m max x 3.35m )

An understairs storage cupboard, original floorboards, one radiator, double glazed window to the rear, a fireplace with original tiled base and wooden surround, a door leading to the staircase and double doors leading to the kitchen.

### **Kitchen**

13' 8" x 6' 9" ( 4.17m x 2.06m )

Extended kitchen with double glazed windows to the side and rear, a door leading to the garden, tiled flooring, a range of eye and base level units in wood with grey stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, space for a fridge/freezer, washing machine, dishwasher and cooker, double doors to entry and a utility space to the rear.

### **First Floor Landing**

Original floorboards, loft hatch a meter cupboard.

### **Master Bedroom**

11' x 10' 2" ( 3.35m x 3.10m )

Double glazed window to the front, original floorboards, one radiator, a built in wardrobe and fitted shelving.

### **Bedroom Two**

10' 8" x 8' ( 3.25m x 2.44m )

Double glazed window to the rear, original floorboards, one radiator and shelving.

### **Bathroom**

9' 6" x 7' 1" ( 2.90m x 2.16m )

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, part tiled walls, stone effect flooring, chrome heated towel rail, an airing cupboard and double glazed window to the rear.

### **Outside:**

#### **Front Garden**

A walled border with a bin store area, shingle flower beds, a tiled path leading to the front door and a gate.

#### **Rear Garden**

South facing rear garden with steps down from the kitchen with paving, fully enclosed borders, a large shed to the rear, an outside tap and brick planters.



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## Back Hamlet, Ipswich

- No onward chain
- Two double bedrooms
- Large first floor bathroom
- South facing rear garden
- Ample on street parking

Tenure: Freehold EPC Rating: E

offers over

**£175,000**



Please note the marker reflects the postcode not the actual property

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