



Back Hamlet, Ipswich, IP3 8AW

welcome to

Back Hamlet, Ipswich

This well-presented, mid-terraced home benefits from three good-size bedrooms, a master bedroom with dual aspect windows, an open plan lounge/diner, a modern kitchen and a modern ground floor bathroom.



Entrance Hall

11' 6" x 2' 9" (3.51m x 0.84m)

Original floorboards and spot lights.

Lounge/Diner

26' 1" x 11' 1" max (7.95m x 3.38m max)

Open plan room with double glazed bay window to the front, French doors leading to the garden, original floorboards, a white vertical wall hung radiator, an understairs storage space and TV point.

Kitchen

9' 9" x 8' 1" (2.97m x 2.46m)

Base units in grey wood effect with oak effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, space for appliances, a wall mounted gas fired boiler, fitted shelving, tiled flooring and double glazed window to the side.

Ground Floor Bathroom

7' 5" x 5' 9" (2.26m x 1.75m)

Low level WC, a vanity sink, a bath with shower attachment, stone effect panelling, shaver point, grey wood effect flooring, one radiator and double glazed window to the rear.

First Floor Landing

Carpet flooring, a storage cupboard and loft hatch.

Master Bedroom

14' 5" x 11' 1" (4.39m x 3.38m)

Two double glazed windows to the front, L shaped fitted wardrobes with sliding doors, carpet flooring, one radiator and a wall papered wall.

Bedroom Two

12' 3" x 9' (3.73m x 2.74m)

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

Bedroom Three

10' 4" x 8' 1" (3.15m x 2.46m)

Double glazed window to the rear, carpet flooring and one radiator.

Outside:

Front Garden

A walled border and steps up to the front door.

Rear Garden

A hard standing area, a patio area, a lawned area, a rear gate, fully enclosed border, raised flower beds, trees and an outside tap.



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Back Hamlet, Ipswich

- Three good-size bedrooms
- Open plan lounge/diner
- Modern kitchen
- Modern ground floor bathroom
- Master bedroom with dual aspect windows

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

IPS120450 - 0002

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