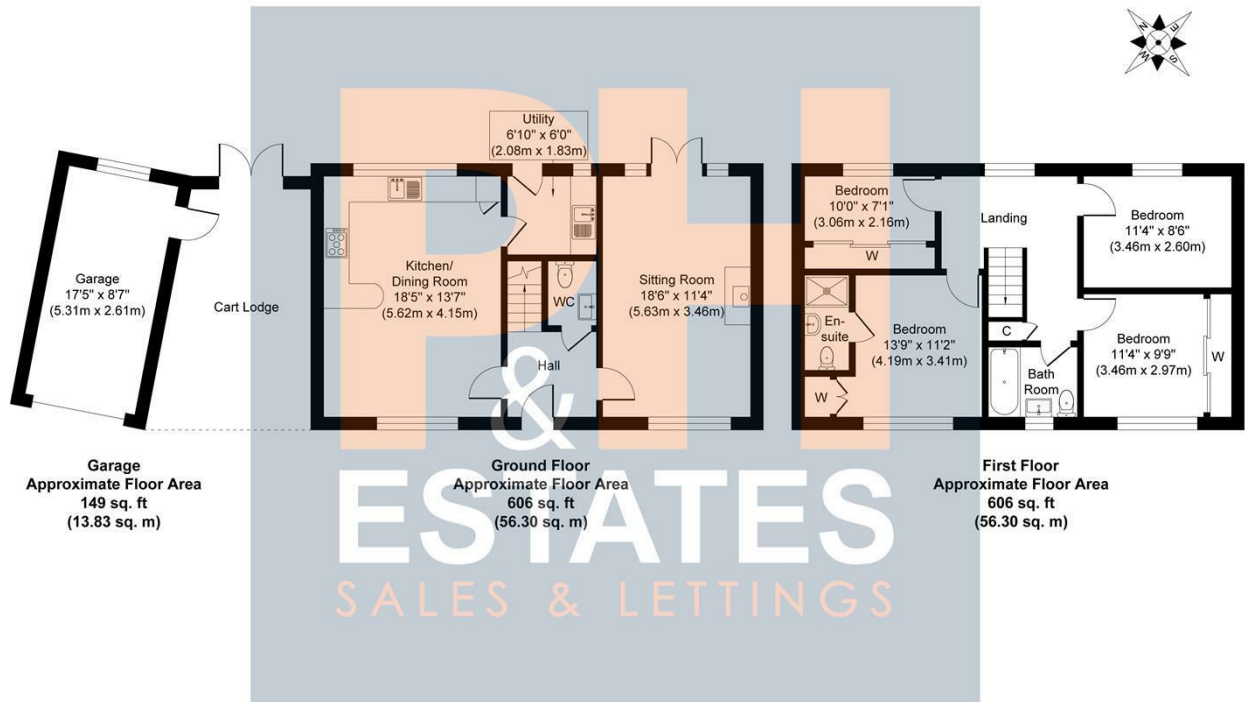




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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104 Belmont Road, Ipswich, IP8 3RP

£440,000

Built in 2013 by Chapel New Homes this perfectly presented FOUR bedroom detached house with garage, car port, off road parking for 3 cars, rear garden backing onto woodland, conveniently located for A14 and A12, stunning kitchen, lounge with log burner, master bedroom with ensuite, multi zone control central heating, perfectly presented throughout and 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.

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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.

104 Belmont Road, Ipswich, IP8 3RP

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.

ENTRANCE HALL

Stairs to first floor and doors to ...

CLOAKROOM

Low level Wc, hand wash basin, radiator.

SITTING ROOM 18'5" x 11'4" (5.63 x 3.46)

Double glazed window to front, double glazed patio doors to rear, radiator and wood burner.

KITCHEN / DINING ROOM 18'5" x 13'7" (5.62 x 4.15)

Double glazed window front, double glazed window to rear, wall and base units work tops with splash back tiles, tiled floors, space for double oven, extract over, integrated appliances, breakfast bar, spot lights and door to..

UTILITY ROOM 6'9" x 6'0" (2.08 x 1.83)

Door to rear garden, wall and base units, space for appliances.

LANDING

Double glazed window to rear and doors to ..

BEDROOM 1 13'8" x 11'2" (4.19 x 3.41)

Double glazed window to front, built in wardrobe, radiator door to ..

ENSUITE

Shower cubicle, low level Wc hand wash basin.

BEDROOM 2 11'4" x 9'8" (3.46 x 2.97)

Double glazed window to front, built in wardrobes, radiator.

BEDROOM 3 11'4" x 8'6" (3.46 x 2.60)

Double glazed window radiator.

BEDROOM 4 10'0" x 7'1" (3.06 x 2.16)

Double glazed window, built in wardrobe, radiator.

BATHROOM

Double glazed window, bath with shower over, low level Wc, hand wash basin with vanity unit under.

OUTSIDE

FRONT ; lawn area, off road parking, brick path to front door.

REAR ; beautifully landscaped rear garden, lawn, patio, mature plants, fenced surround with side access.

CARTLODGE

GARAGE 17'5" x 8'6" (5.31 x 2.61)

CALL 01473 353287 TO ARRANGE YOUR VIEWING

