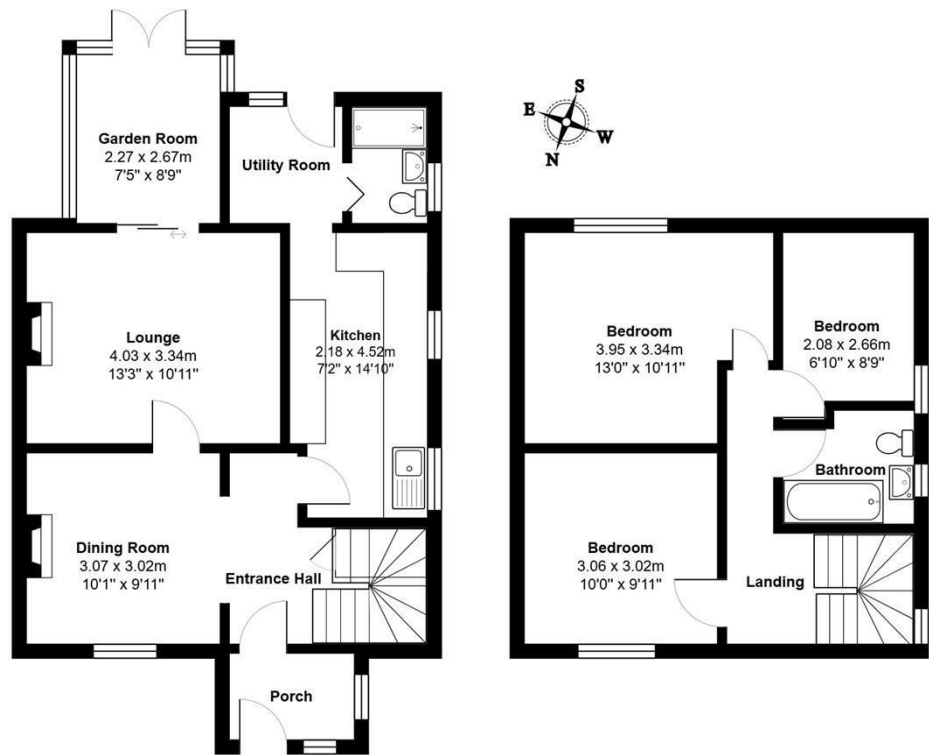


19 Fletcher Road, Ipswich IP3 0LF £220,000

Situated in south east Ipswich, this EXTENDED 3 bedroom semi-detached house offers SPACIOUS accommodation. On the 1st floor the property benefits from three well-proportioned bedrooms and a bathroom, the ground floor enjoys 2 reception rooms, kitchen, utility, conservatory and shower room, this property is ideal for families or those seeking extra space. NO ONWARD CHAIN.



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.

19 Fletcher Road, Ipswich, IP3 0LF

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.

Double glazed door to PORCH door to

ENTRANCE HALL:

Large walk in cupboard with a window to side.

DINING ROOM: 9'9 x 9'9 (2.97m x 2.97m)

Double glazed window to front, radiator, fire place (not tested) and fitted units.

LOUNGE: 13'4 x 10'9 (4.06m x 3.28m)

Double glazed sliding doors to conservatory. Fire place (not tested) and a radiator.

CONSERVATORY: 7'8 x 7 (2.34m x 2.13m)

Brock base, tiled floor, double glazed doors to outside.

KITCHEN: 14'8 x 6'8 (4.47m x 2.03m)

Double glazed window to side. Range of wall and base units, sink and drainer, drawers, worktops, space for appliances fitted electric oven and gas hob, wall mounted gas boiler (serviced yearly) tiled splash backs. Through to

UTILITY:

Double glazed window & door to rear, space for appliances, door to

DOWN STAIRS SHOWER ROOM:

Double glazed window to side, Shower cubicle, W.C, hand wash basin, tiled walls and a heater.

1st FLOOR LANDING:

Double glazed window, cupboard, loft access, doors off

BEDROOM ONE: 13'5 x 11 (4.09m x 3.35m)

Double glazed window to rear and a rear.

BEDROOM TWO: 10 x 9'9 (3.05m x 2.97m)

Double glazed window to front and a radiator.

BEDROOM THREE: 9'4 x 6'8 (2.84m x 2.03m)

Double glazed window to front and a radiator.

1st FLOOR BATHROOM:

Double glazed window to side, bath with shower over, hand wash basin, W.C, part tiled walls and a radiator.

OUTSIDE:

To the front is a lawn and hedge, a large hardstanding area provides off road parking for at least 3 cars. Side access leads to rear.

The rear garden is mainly lawn with a patio to the side & rear of the house. Shed to stay.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

