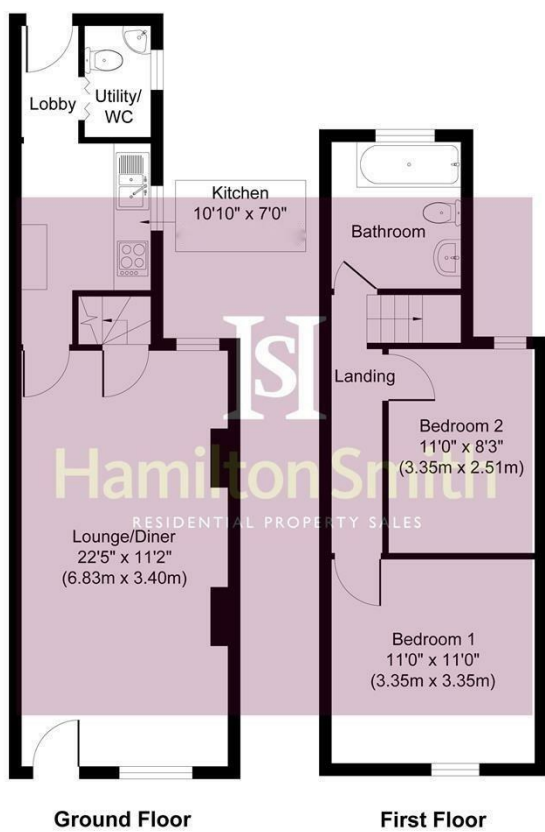
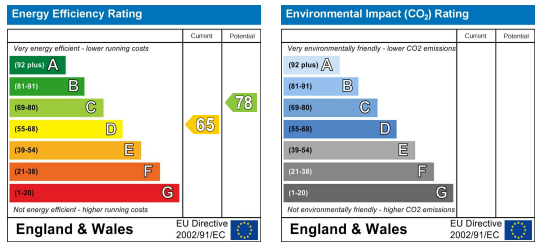




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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24 Phoenix Road, Ipswich IP4 4ND

£180,000

This well-presented and EXTENDED TWO bedroom end-terrace home is situated on the highly sought-after east side of Ipswich, being convenient for Ipswich Hospital and Copleston High School. The property enjoys a light & airy 22ft dual-aspect open-plan lounge/dining room, a fitted kitchen, utility room with cloakroom, first-floor landing, a spacious 1st floor family bathroom, and two well-proportioned bedrooms.



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.

24 Phoenix Road, Ipswich, IP4 4ND

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.

An extended two-bedroom end-terrace home situated on the highly sought-after east side of Ipswich, within walking distance of Ipswich Hospital and falling within the popular Copleston School catchment area. An ideal purchase for first-time buyers or an investors. The property comprises a light and airy 22ft open-plan lounge/dining room, a fitted kitchen, utility room with cloakroom, first-floor landing, a 1st floor family bathroom and two bedrooms. Gas central heating, double glazed windows & front and rear gardens. A chance to make this property your home.

Double glazed door to

LOUNGE/DINER: 22'5 x 11'2 (6.83m x 3.40m)

Double glazed window to front and rear, radiators, laminate flooring, doors to

KITCHEN: 10'10 x 7 (3.30m x 2.13m)

Double glazed window to side, range of wall and base units, drawers, work tops, sink and drainer, part tiled, wall mounted boiler, space for appliances, through to...

LOBBY:

Double glazed door to outside, door to...

CLOAKROOM/UTILITY:

Double glazed window to side, W.C, hand wash basin.

1st FLOOR LANDING:

Access to loft with a fitted pull down loft ladder, doors to

BEDROOM ONE: 11 x 11 (3.35m x 3.35m)

Double glazed window to front and a radiator.

BEDROOM TWO: 11 x 8'3 (3.35m x 2.51m)

Double glazed window to rear and a radiator.

FAMILY BATHROOM:

Double glazed window to rear, bath with mixer shower tap and head, hand wash basin, W.C, part tiled walls and a radiator.

OUTSIDE:

Block paved open plan garden to front. Shared passage with gate providing access to rear garden with a patio, lawn, flower/shrubs, shed and side return.

IPSWICH OFFICE:

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

