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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.
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Photography Disclaimer

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Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE



28 Lister Road, Ipswich IP1 5EQ

£235,000

Situated on Lister Road, Ipswich, off Norwich Road this well presented & delightful house presents THREE DOUBLE BEDROOMS, open plan lounge/diner, fitted kitchen, cloakroom, 1st floor bathroom, off road parking, garage, an excellent opportunity for those seeking a comfortable and inviting home. With no onward chain. Call now to book your viewing.







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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.

Situated on Lister Road, Ipswich, just off Norwich Road this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a warm and welcoming atmosphere, perfect for families or individuals looking to settle in a vibrant community. Benefits from gas central heating with a Baxi combination boiler fitted in 2020, double glazed windows, modern fitted kitchen, the convenience of a down stairs toilet and a 1st floor bathroom, off road parking, garage, rear garden and all in good order.

The location on Lister Road is particularly advantageous, as it provides easy access to local amenities, schools, and parks, ensuring that everything you need is within reach.

Double glazed door to

ENTRANCE HALL:
Radiator, stairs, doors to

CLOAKROOM:
Double glazed window to side, W.C, hand wash basin, tiled floor and radiator.

LOUNGE/DINER: 18'6 x 14'3 narr to 10 (5.64m x 4.34m narr to 3.05m)
Double glazed doors to rear, laminate flooring, radiators, useful under stairs storage space, through to

KITCHEN: 8'5 x 6'8 (2.57m x 2.03m)
Double glazed window to rear. A range of wall and base units, sink with mixer taps & drainer, space for appliances, 5 ring gas hob with extractor hood over and electric double oven, tiled splash backs, drawers, ample work tops.

1st FLOOR LANDING:
Loft access, airing cupboard with Baxi combi boiler fitted 2020.

BEDROOM ONE: 12'7 x 10'2 (3.84m x 3.10m)
Double glazed window to rear and a radiator.

BEDROOM TWO: 11'4 x 7'5 (3.45m x 2.26m)
Double glazed window to front and a radiator.

BEDROOM THREE: 9'5 x 8'2 (2.87m x 2.49m)
Double glazed window to front and a radiator.

BATHROOM:
Double glazed window to rear, bath with a shower, glass screen, tiled walls and floor, W.C, hand wash basin and radiator.

OUTSIDE:
To the front is a driveway providing off streets parking for at least 2 cars, access to the garage with an electric roller door.

The enclosed rear garden has a large patio and pergola, artificial lawn and access to rear via a gate.

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

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