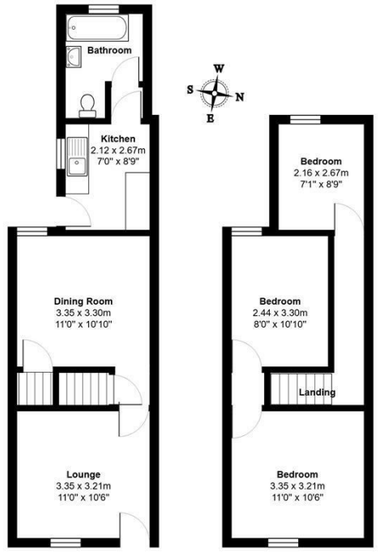
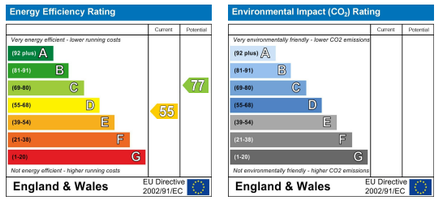



Total Area: 68.7 m² ... 740 ft²







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
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Photography Disclaimer

Some photographs may have been digitally enhanced or adjusted using AI for presentation purposes. These enhancements are intended to provide an attractive representation of the property for marketing purposes. Prospective purchasers are advised to satisfy themselves as to the property's condition, appearance and features when viewing.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE



# 50 Austin Street, Ipswich IP2 8DF

# £130,000

NO CHAIN - IDEAL 1st TIME BUY or INVESTMENT. A perfect opportunity to update and make this house your home. A THREE bedroom END OF TERRACE house is situated within easy reach of the town centre, train station and marina. Benefiting from double glazed windows, gas central heating, permit parking and now in need of further updating and decorating. Call to book your viewing.







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# 50 Austin Street, Ipswich, IP2 8DF

## Ipswich

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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 front door to...

## LOUNGE: 11 x 10'5 (3.35m x 3.18m)

Double glazed window to front, cupboards with smart meters for gas and electric, radiator, through to

## DINING ROOM: 11 x 10'7 (3.35m x 3.23m)

Double glazed window to rear, stairs of via a door, radiator, under stairs cupboard, through to

## KITCHEN: 8 x 7'7 (2.44m x 2.31m)

Double glazed door to outside, double glazed window to side, wall and base units, space for appliances, work surface, door to...

## BATHROOM:

Double glazed window to rear, bath, W.C, hand wash basin and a radiator.

## 1st FLOOR LANDING:

Doors off.

## BEDROOM ONE: 10'9 x 10'5 (3.28m x 3.18m)

Double glazed window to front, cupboard with Valiant combi boiler and a radiator.

## BEDROOM TWO: 10'7 x 8'2 (3.23m x 2.49m)

Double glazed window to rear and a radiator.

## BEDROM THREE: 8'8 x 7 (2.64m x 2.13m)

Double glazed window to rear.

## OUTSIDE:

To the rear there is a paved area with steps to the garden, access to side via a gate. Shed to remain.

## IPSWICH OFFICE:

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













