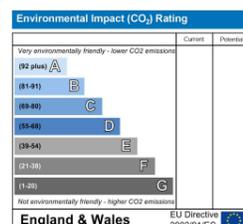
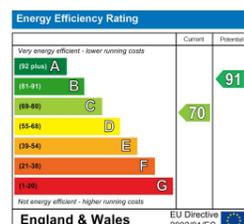


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## 16 Tennyson Road, Ipswich IP4 1PG

£170,000

A charming TWO BEDROOM terrace house situated in east Ipswich ideally situated in a friendly neighbourhood, close to local amenities, schools, and parks, making it a perfect choice for 1st time buyers or investors. Benefits include gas central heating with a recently fitted combi boiler and double glazed windows. Offered with NO 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.

## 16 Tennyson Road, Ipswich, IP4 1PG

### 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...

#### LIVING ROOM: 10'3 x 10 (3.12m x 3.05m)

Double glazed window to front, radiator, through to

#### KITCHEN/DINER: 10'2 x 10 (3.10m x 3.05m)

Double glazed window to rear, recess under stairs, range of wall and base units, sink and drainer, space for appliances, tiled floor, stairs to 1st floor, door to

#### LOBBY:

Double glazed door to outside, door to

#### BATHROOM:

Double glazed window to side, bath with electric shower over, W.C, hand wash basin, tiled floor and radiator.

#### 1st FLOOR LANDING:

Doors to

#### BEDROOM ONE: 10 x 10 (3.05m x 3.05m)

Double glazed window to front and a radiator.

#### BEDROOM TWO: 10'2 x 7'4 (3.10m x 2.24m)

Double glazed window to front, cupboard with combi boiler fitted 2024 and a radiator.

#### OUTSIDE:

The enclosed rear garden has a small lawn, area, flowers and shrubs. Access to rear of garden via a gate. Backs onto railway line.

#### IPSWICH OFFICE:

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

