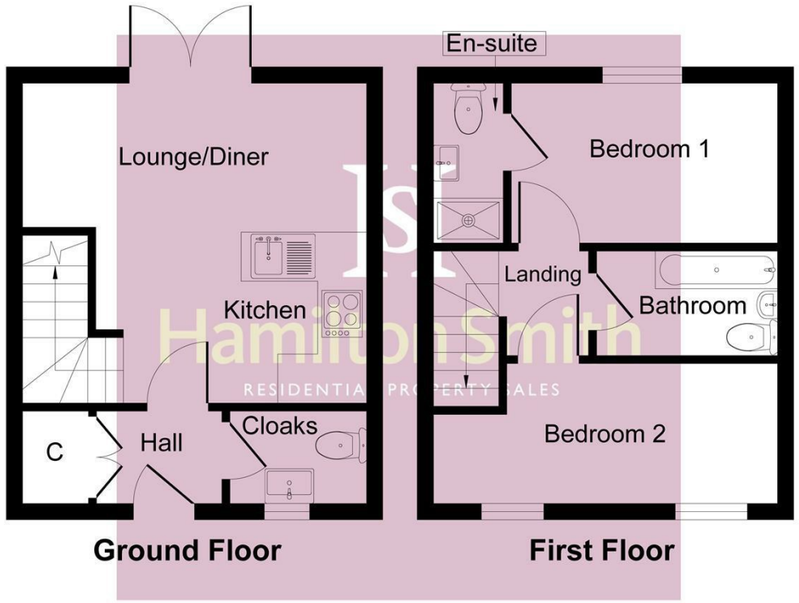

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction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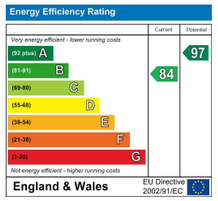

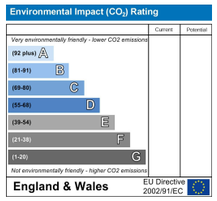

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.
A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.
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Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

12 Felchurch Road, Ipswich IP8 3FF

£260,000

This modern TWO DOUBLE BEDROOM end of terrace house is situated on the western fringes of Ipswich. This spacious home enjoys open plan living space and benefits from a cloakroom, 1st floor bathroom, en-suite to the master bedroom, solar panels, enclosed rear garden, off road parking and offered with no onward chain. A wonderful opportunity for those looking to settle in a friendly community in a prime location, this property is not to be missed.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

12 Felchurch Road, Sproughton, Ipswich, IP8 3FF

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.

As you enter the home, you are greeted by a warm and inviting atmosphere, enhanced by natural light that flows through the living spaces. The layout is thoughtfully designed, providing a seamless flow between the living room and kitchen, making it perfect for both relaxation and entertaining. The kitchen is functional and well-equipped, offering ample storage, workspace and breakfast bar.

The entrance hall has a useful double door storage cupboard incorporating space for a washing machine, door to the cloakroom.

There are two double bedrooms with an en-suite to the master bedroom and 1st floor family bathroom.

There is gas central heating, double glazed windows, solar panels and enjoys an enclosed southerly facing rear garden and a block paved driveway providing off road parking to the front.

Front door to

HALLWAY:
Stairs off, radiator, doors to

CLOAKROOM:
Double glazed window to front, W.C, hand wash basin, extractor and a radiator.

OPEN PLAN LIVING/KITCHEN SPACE: 21'2 x 13 (6.45m x 3.96m)

LOUNGE/DINER:
Double glazed doors to rear and a radiator

KITCHEN:
Wall and base units, drawers, double oven, gas hob and extractor hood over, space for appliances, splash backs, spot lighting, laminated flooring flowing through to the living space.

1st FLOOR LANDING:

BEDROOM ONE: 10'2 x 9'7 (3.10m x 2.92m)
Double glazed window to rear, space for double wardrobe, radiator, door to...

EN-SUITE:
Shower cubicle with glass screen, hand wash basin, W.C, radiator and extractor fan.

BEDROOM TWO: 13'1 x 8'2 (3.99m x 2.49m)
Double glazed window to front, radiator and recess space.

BATHROOM:
Bath with mixer shower tap and head, glass shower screen, hand wash basin, W.C, part tiled walls, extractor fan and a radiator.

OUTSIDE:
To the front is a block paved driveway providing off road parking and a visitors parking space.

Side access via a gate with side passage leading to the rear garden. The enclosed rear garden enjoys a southerly aspect with a fence boundary. Tap and power socket.

Solar panels.

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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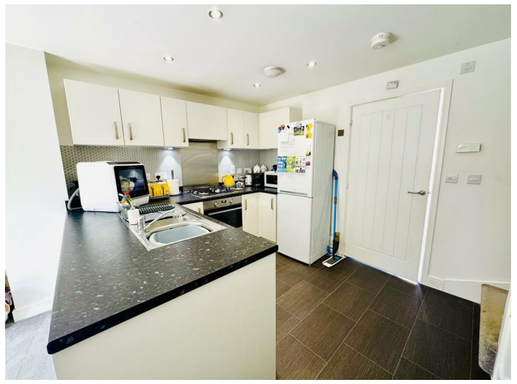
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