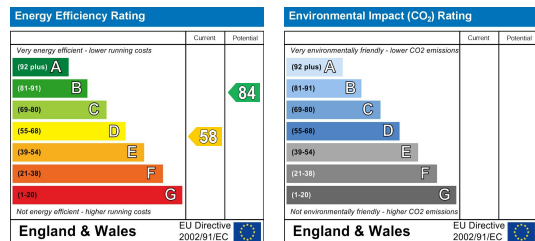




Total Area: 84.4 m² ... 909 ft²



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

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.



42 Kitchener Road, Ipswich IP1 4DT

£190,000

NO ONWARD CHAIN – This spacious three-bedroom end-terrace home is ideally situated to the west of Ipswich, just off Norwich Road. The accommodation comprises an entrance hall, two reception rooms, a kitchen, and a ground-floor bathroom. Further benefits include double glazing, gas central heating, and front and rear gardens. Offering excellent potential, this property presents a fantastic opportunity for buyers looking to modernise and create a home tailored to their own style and requirements. Viewing is highly recommended.



42 Kitchener Road, Ipswich, IP1 4DT

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.

Entrance door to

ENTRANCE HALL:

Door to lounge & dining room, stairs to 1st floor.

LOUNGE: 13'2 x 11'2 (4.01m x 3.40m)

Double glazed bay widow to front and a radiator.

DINING ROOM: 11'9 x 11'6 (3.58m x 3.51m)

Double glazed window to rear, under stairs cupboard, radiator, through to

KITCHEN: 10 x 8'2 (3.05m x 2.49m)

Double glazed window to side, door to outside, wall and base level units with drawers and work surfaces over, inset stainless steel sink unit with drainer and mixer tap over, tiled splash backs, electric oven & hob with extractor over, space and plumbing for washing machine.

WET ROOM:

Double glazed window to side. Open shower with shower curtain, W.C, hand wash basin, radiator and storage units and useful work tops.

1st FLOOR LANDING:

Cupboard, loft access

BEDROOM ONE: 11 x 11'6 + space behind wardrobes (3.35m x 3.51m + space behind wardrobes)

Double glazed windows to front, fitted wardrobes and built in cupboard. Radiator.

BEDROOM TWO: 12 x 9 (3.66m x 2.74m)

Double glazed window to rear and a radiator.

BEDROOM THREE: 7'9 x 8'6 (2.36m x 2.59m)

Double glazed window to rear and a rear.

OUTSIDE:

To the front is a walled garden.

The rear garden has a patio, lawn, mature shrubs, access to the side via a gate.

IPSWICH OFFICE:

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

