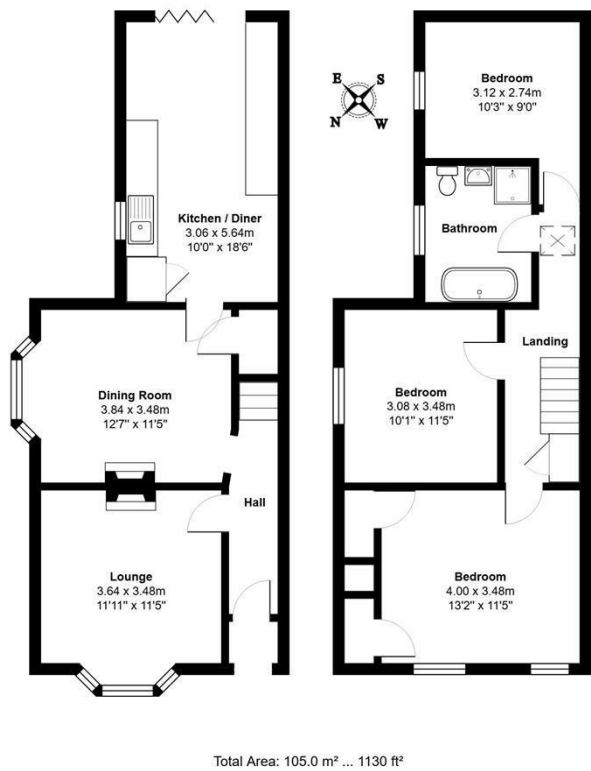
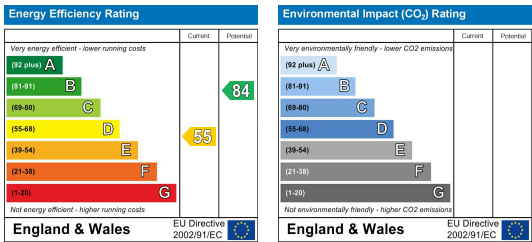




Total Area: 105.0 m² ... 1130 ft²



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 Faraday Road, Ipswich IP4 1PU

£327,500

A beautiful Victorian THREE BEDROOM DETACHED family home, situated within the COPLESTON SCHOOL CATCHMENT boasting many original features including fireplaces, sash windows and has OFF ROAD PARKING (garage space stp). The accommodation benefits from a family kitchen/breakfast room plus two further reception rooms, first floor family bathroom, gas central heating and sits on a corner plot. Viewing is essential in order to appreciate the quality of accommodation on offer.



42 Faraday Road, Ipswich, Suffolk, IP4 1PU

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 HALL:

Stairs to 1st floor, radiator, doors off

LOUNGE: 13'7 x 11'9 (4.14m x 3.58m)

Bay sash windows to front, feature fire place (not tested), decorative cornice, dado rail and a radiator.

DINING ROOM: 14'9 x 11'4 (4.50m x 3.45m)

Sash bay window to side, feature fire place (not tested), part panelled walls, dado rail, picture rail, useful under stairs cupboard and a radiator, Door to

KITCHEN/BREAKFAST ROOM: 18'3 x 9'5 (5.56m x 2.87m)

Sash window to side. A range of bespoke wall and base units, Butler style sink, space for appliances, feature pine mantel surround with space for a range style cooker, tiled splash backs and wood paneling, drawers, ample work tops, opens through to space for a table, radiator and double doors to the rear garden.

LANDING:

Skylight, doors off

BEDROOM ONE: 13 x 11'5 (3.96m x 3.48m)

Sash windows to front, feature ornamental fire place, picture rail and decorative cornice, built in cupboard and a radiator

BEDROOM TWO: 11'4 x 10 (3.45m x 3.05m)

Sash window to side and a radiator.

BEDROOM THREE: 10 x 8'8 (3.05m x 2.64m)

Sash window to rear, picture rail and a radiator.

BATHROOM: 8'9 x 6'9 (2.67m x 2.06m)

Window to side, roll top bath, separate shower cubicle, W.C, hand wash basin, vanity unit and a heated towel radiator.

OUTSIDE:

Occupying a desirable corner plot position, this attractive three-bedroom Victorian detached house enjoys generous gardens and excellent outdoor space. The front gardens extend around the property and continue down the side of the house, creating a pleasant sense of space and privacy before leading through to the rear garden.

The rear garden provides an ideal setting for outdoor entertaining and family enjoyment, featuring a decking area, lawn, flower and shrub beddings and convenient access to rear parking. The combination of the corner position, surrounding gardens and private rear access to your off road parking gives the property a particularly appealing level of outside space and practicality.

PARKING TO REAR:

Block paved driveway with space for up to 2 cars. Further dropped curb could offer potential for more off road parking spaces in the rear garden. Garage space stp.

IPSWICH OFFICE:

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

