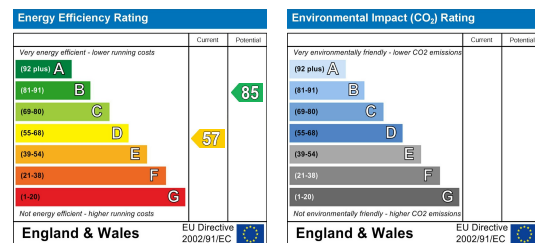


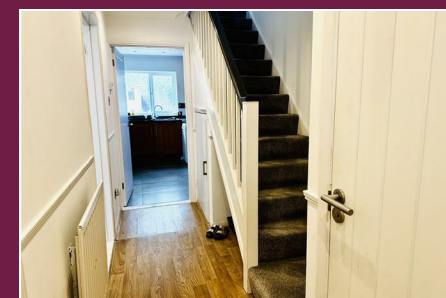
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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6 Donegal Road, Ipswich IP1 5ND

£250,000

Hamilton Smith are pleased to offer this SPACIOUS THREE bedroom semi detached house situated in north west Ipswich. The property benefits from a large lounge, open plan kitchen/diner, cloakroom, 1st floor bathroom, double glazed windows, gas central heating, front & rear gardens and off road parking. A perfect opportunity to make this your ideal home, 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.

6 Donegal Road, Ipswich, IP1 5ND

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.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. Whether you are a first-time buyer or looking to settle down this property boasts three well-proportioned bedrooms, 1st floor bathroom, ground floor cloakroom, open/plan kitchen diner, good sized rear garden, off road parking, ideal for families or those seeking extra space.

Front door to

ENTRANCE HALL:

Radiator, stairs off, doors to

CLOAKROOM:

Double glazed window to side, W.C, hand wash basin

LOUNGE: 16'9 x 10'6 (5.11m x 3.20m)

Double glazed bay window to front and a radiator.

OPEN PLAN KITCHEN/DINER: 17 x 11'8 (5.18m x 3.56m)

Double glazed doors to rear. Kitchen has wall and base units, work tops, gas hob, Neff electric double oven, drawers, space for appliances, tiled floor and a radiator. Double glazed door to side.

1st FLOOR LANDING:

Double cupboard, loft access

BEDROOM ONE: 13'9 x 8'7 (4.19m x 2.62m)

Double glazed window to rear, built in wardrobe and a radiator.

BEDROOM TWO: 10'7 x 10'5 (3.23m x 3.18m)

Double glazed window to front, built in wardrobe and a radiator.

BEDROOM THREE: 7'8 x 7'7 (2.34m x 2.31m)

Double glazed window to rear and a radiator.

BATHROOM:

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

OUTSIDE:

Open plan front garden and a driveway providing off road parking. Gate leads to rear garden.

The rare garden has a large patio area ideal for entertaining, steps up to a lawn with a large shed. There is useful space to the side of the house with a gate leading to the front.

IPSWICH OFFICE:

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

