



Back Hamlet | | Ipswich | IP3 8AW

Offers In Excess Of £200,000

NICHOLAS
— ESTATES —

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Offers In Excess Of £200,000

A three bedroom mid terrace house situated within walking distance of the Ipswich Waterfront and Ipswich University Campus as well as the town centre. The accommodation comprises, entrance hall, open plan lounge/dining area, kitchen and downstairs bathroom. The first floor offers main bedroom with built in wardrobes and two further bedrooms. Outside the garden is fully enclosed to the rear. The property requires modernisation and updating throughout.

Entrance Hall

Front aspect double glazed door, radiator, exposed floor boards, stairs to first floor and recessed spot lights.

Lounge

11'1" x 11'0" (3.38m x 3.35m)

Front aspect double glazed bay window, exposed floor boards, recessed spot lights, radiator and an opening to:



A three bedroom mid terrace house situated within walking distance of the Ipswich Waterfront and Ipswich University Campus as well as the town centre.



Dining Room

12'1 x 11'6 (3.68m x 3.51m)

Rear aspect double glazed double doors, recessed spot lights, vertical radiator, exposed floor boards, under stairs recess and door to:

Kitchen

9'9 x 8'1 (2.97m x 2.46m)

Side aspect double glazed window, work surface, wall and base units, one and a half bowl stainless steel sink and drainer, larder cupboard, space for washing machine, tiled floor, gas fired boiler and door to:

Bathroom

Rear aspect double glazed window, radiator, wood effect floor, low level flush WC, hand wash basin, panelled bath with aqua board surround, recessed spot lights and extractor fan.

Landing

Carpet, loft access, storage cupboard and doors to:

Bedroom

10'4 x 8'1 (3.15m x 2.46m)

Rear aspect double glazed window, radiator and carpet.

Bedroom

10'4 x 8'1 (3.15m x 2.46m)

Rear aspect double glazed window, radiator and exposed floor boards.

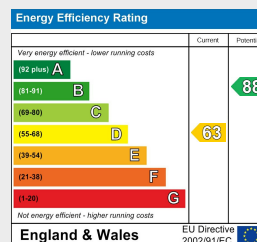
Bedroom

12'0 x 11'1 (3.66m x 3.38m)

Two front aspect double glazed window, carpet, radiator and built-in wardrobes.



Council Tax Band **B** EPC Rating **D**



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