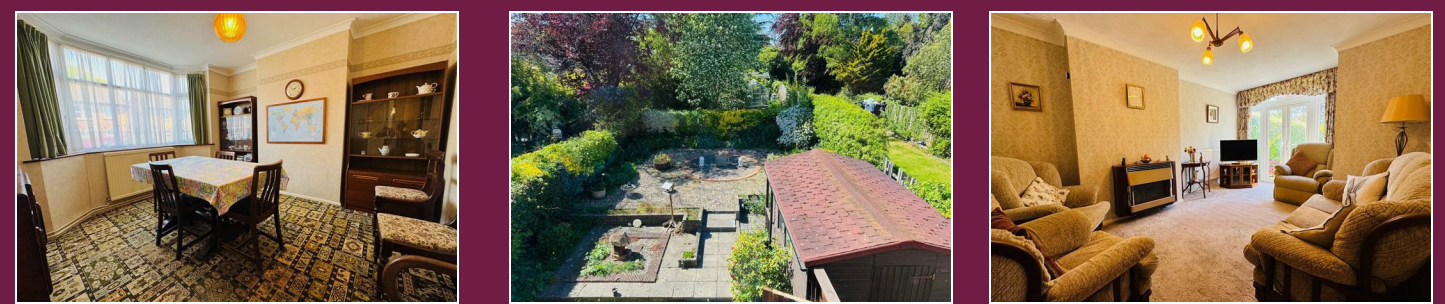


THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure 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.

**130 Bloomfield Street, Ipswich IP4 5JJ** **£265,000**

HAMILTON SMITH are pleased to offer this THREE BEDROOM SEMI DETACHED HOUSE situated in sought after east Ipswich in the Copleston school catchment. A perfect opportunity to update, modernise and make your own. With gas central heating, double glazed windows, off road parking and offered with no onward chain.



## 130 Bloomfield Street, Ipswich, IP4 5JJ

### 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:

Under stairs cupboard, radiator, stairs to 1st floor.

### LOUNGE: 15'9 x 10'10 (4.80m x 3.30m)

Double glazed window and doors to rear and a radiator.

### DINING ROOM: 12'4 x 11'1 (3.76m x 3.38m)

Double glazed bay window to front and a radiator.

### KITCHEN: 8'11 x 7 (2.72m x 2.13m)

Double glazed window to side, wall and base units, drawers, sink and drainer, worktops, tiled splash backs. Wall mounted boiler.

### WALK IN PANTRY:

Double glazed window to rear.

### CLOAKROOM:

Double glazed window to rear and a WC.

### 1st FLOOR LANDING:

### BEDROOM ONE: 12'4 x 11'1 (3.76m x 3.38m)

Double glazed bay window to front and a radiator.

### BEDROOM TWO: 12'2 x 10'10 (3.71m x 3.30m)

Double glazed window to rear, airing cupboard with immersion tank.

### BEDROOM THREE: 8'11 x 7 (2.72m x 2.13m)

Double glazed window to rear, radiator and shower cubicle.

### BATHROOM:

Double glazed window to front, bath, W.C, hand wash basin and radiator.

### OUTSIDE:

To the front is a driveway providing off road parking and access to the rear. A gate leads to the rear garden.

The rear garden has a large patio area, shingle, shrubs borders and a large summer house.

### IPSWICH OFFICE:

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

