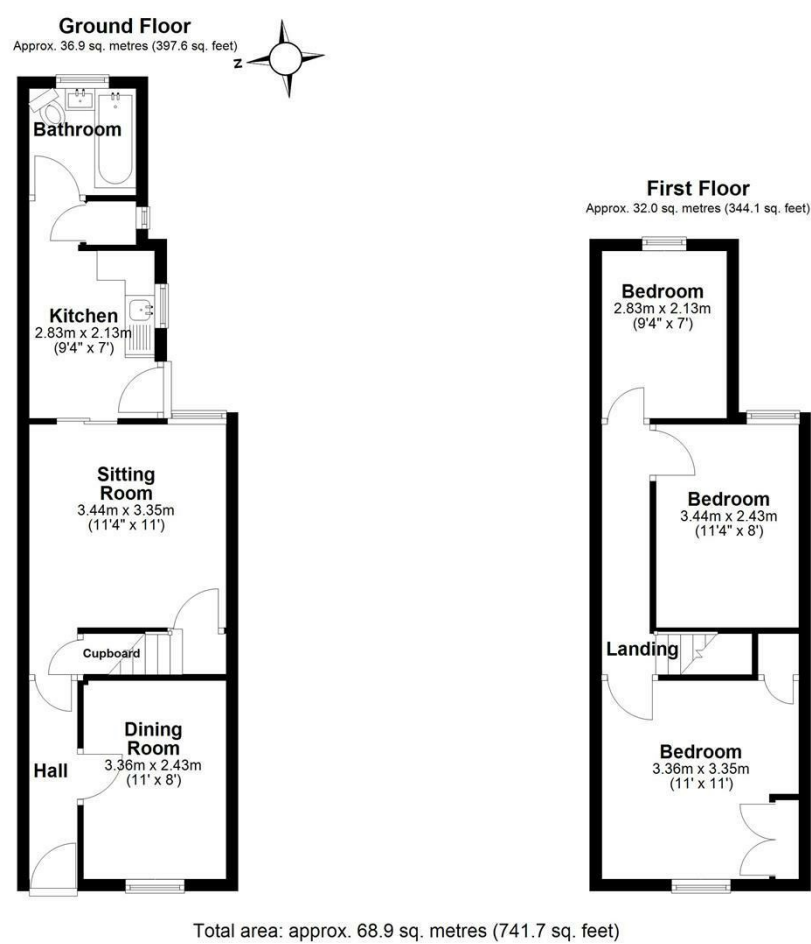


28 Schreiber Road, Ipswich IP4 4NG

£170,000

NO ONWARD CHAIN - A THREE BEDROOM HOUSE - TWO RECEPTION ROOMS - Situated in a desirable area of Ipswich, you will benefit from local amenities, primary and Copelston high school are all within easy reach. Now in need of updating throughout making it A PERFECT OPPORTUNITY TO MAKE THIS HOUSE YOUR HOME. EPC c - G16 - P - B91



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.

## 28 Schreiber Road, Ipswich, IP4 4NG

### 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 desirable location, residents will benefit from easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle down or invest, this property on Schreiber Road presents a wonderful opportunity to update to your style.

### Front door to

#### DINING ROOM: 11 x 8 (3.35m x 2.44m)

Window to front, fitted shelving.

#### LOUNGE: 11'4 x 11 (3.45m x 3.35m)

Window to rear, door to stairs, door to kitchen

#### KITCHEN: 9'4 x 7 (2.84m x 2.13m)

Window to side, door to outside, sink and basin, units and worktop, space for appliances, door to

### LOBBY:

Door to PANTRY with window to side. Door to

### BATHROOM:

Window to rear, bath, W.C, hand wash basin. Light/heater.

### 1st FLOOR:

Doors to bedrooms. Loft hatch.

#### BEDROOM ONE: 11 x 11 (3.35m x 3.35m)

Window to front, 3 built in cupboards.

#### BEDROOM TWO: 11'4 x 8 (3.45m x 2.44m)

Window to rear, fitted shelving and storage unit above.

#### BEDROOM THREE: 9'4 x 7 (2.84m x 2.13m)

Window to rear, cupboard with hot water tank.

### OUTSIDE:

Front garden enclosed by a wall.

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

### 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)

