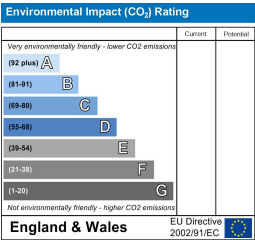
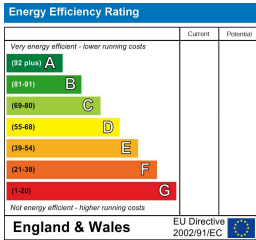


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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## 51 Bridgwater Road, Ipswich IP2 9PR

£240,000

Located on BELSTEAD HILLS - this SPACIOUS 3 bedroom semi detached house presents an excellent opportunity to make into your own inviting home.

The interior offers a spacious layout, has double glazed windows, recently fitted gas combination boiler, off road parking, garage and east facing rear garden.

There are excellent local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making commuting to nearby towns and cities a breeze.

In summary, this house on Bridgwater Road is a fantastic opportunity for anyone looking to embrace a project and make your own.



#### 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.



51 Bridgwater Road, Ipswich, IP2 9PR

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.

Double glazed door to

PORCH:

Updating required. Door top

ENTRANCE HALLWAY:

Stairs to 1st floor, doors off

LOUNGE: 13 x 11 (3.96m x 3.35m)

Double glazed window to front, radiator, door to hall, through to

DINING ROOM: 10'5 x 10'3 (3.18m x 3.12m)

Double glazed window to rear, radiator, through to

KITCHEN: 10'2 x 8'7 (3.10m x 2.62m)

Window and door to rear. Range of wall and base units, drawers, work tops, electric hob and oven with an extractor hood over, space for appliances, part tiled walls, tiled floor, radiator, door to

LEAN TO CONSERVATORY: 8'7 x 7'6 (2.62m x 2.29m)

Door to outside, work top and plumbing for washing machine. Now in need of extensive repair.

1st FLOOR LANDING:

Loft access, airing cupboard with a Worcester combi boiler fitted 2023.

BEDROOM ONE: 12 x 10'3 (3.66m x 3.12m)

Double glazed window to front and a radiator.

BEDROOM TWO: 10'4 x 10'2 (3.15m x 3.10m)

Double glazed window to rear and a radiator.

BEDROOM THREE: 8 x 8 (2.44m x 2.44m)

Double glazed window to front and a radiator.

BATHROOM:

Double glazed window to rear, bath with a mixer shower tap and shower head, W.C, hand wash basin, tiled walls and a radiator.

OUTSIDE:

To the front is a concrete driveway providing ample off street parking leading to a garage.

The rear garden is mainly laid to lawn and has patio, door to garage.

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)

