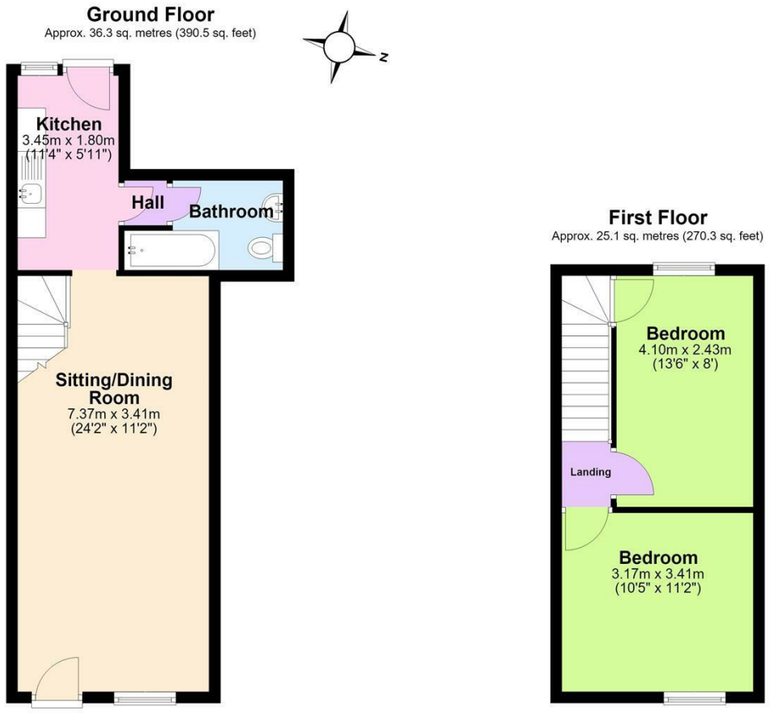
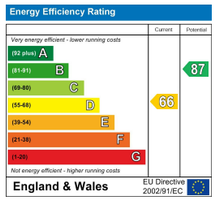
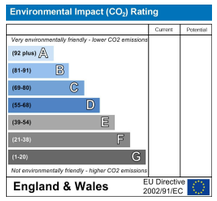


Total area: approx. 61.4 sq. metres (660.8 sq. feet)





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.

Photography Disclaimer

Some photographs may have been digitally enhanced or adjusted using AI for presentation purposes. These enhancements are intended to provide an attractive representation of the property for marketing purposes. Prospective purchasers are advised to satisfy themselves as to the property's condition, appearance and features when viewing.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

435 Norwich Road, Ipswich IP1 5DW

£170,000

Situated in west Ipswich this TWO DOUBLE bedroom end of terrace house benefits from an open lounge/diner, modern kitchen and bathroom, double glazed windows, gas central heating, a large west facing rear garden and presented in good decorative order. Convenient for local primary schools including Springfield Infants & Juniors & Dale Hall Primary. A perfect opportunity to make this your ideal home.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

435 Norwich Road, Ipswich, IP1 5DW

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

LOUNGE/DINER: 24'2 x 11'2 (7.37m x 3.40m)

Double glazed window to front, radiator, opens through to dining space with a radiator, stairs to 1st floor, door to

KITCHEN: 11'4 x 6 (3.45m x 1.83m)

Double glazed window and door to rear. Fitted with a range of wall and base units, sink and drainer, worktops, space for appliances, tiled splash backs. Door to

BATHROOM:

Bath with a shower over, W.C, hand wash basin, extractor fan and a towel ladder radiator.

1ST FLOOR LANDING:

Doors to bedrooms

BEDROOM ONE: 10'5 x 11'2 (3.18m x 3.40m)

Double glazed window to front and a radiator.

BEDROOM TWO: 13'6 x 8 (4.11m x 2.44m)

Double glazed window to rear and a radiator.

OUTSIDE:

To the front is a garden, a shared side passage leads to the rear.

A large and well maintained, west facing garden enjoying a patio, lawn, shed and mature shrubs. Pedestrian access via a path for neighbouring property. On Street parking near by on Kelvin Road.

IPSWICH OFFICE:

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

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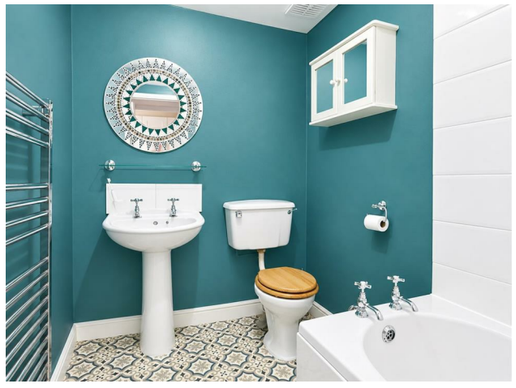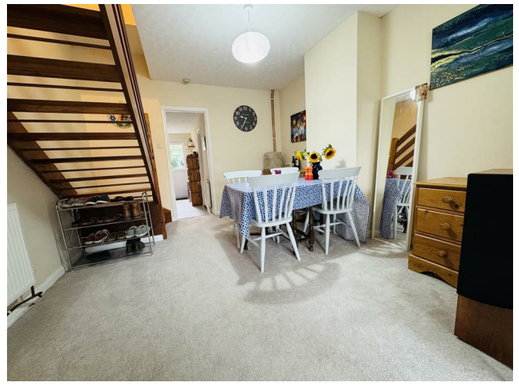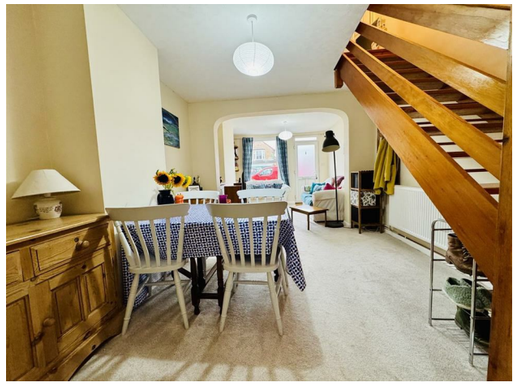
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