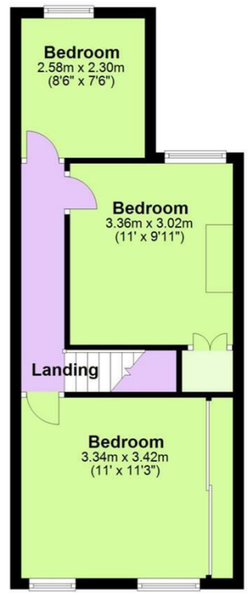
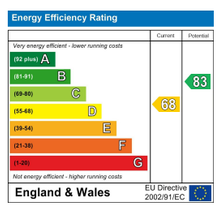
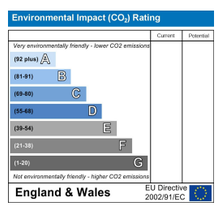
Ground Floor

First Floor







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.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

57 Wallace Road, Ipswich IP1 5DA

£200,000

A BEAUTIFULLY presented THREE bedroom terrace house situated to the west fringes of Ipswich. This SPACIOUS home benefits from an OPEN PLAN kitchen/diner, lounge, modern bathroom, double glazed windows, gas central heating, over 110ft rear garden with a useful outbuilding with power connected.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

57 Wallace Road, Ipswich, IP1 5DA

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:

Double glazed window to front, radiator, fire surround, under stair cupboard and door to

OPN PLAN KITCHEN/DINING ROOM: 20'8' x 11 narr to 7'6 (6.30m' x 3.35m narr to 2.29m)

Diner: 12' x 11 (3.66m x 3.35m) - Double glazed door to outside, radiator, door to stairs leading to 1st floor. Opens through to...

Kitchen: 8'6 x 7'6 - (2.59m x 2.29m)- Double glazed window to side, wall and base units, sink and drainer, worktops, tiled splash backs, cooker with extractor over, space for appliances, spot lightsthrough to...

LOBBY:

Door to...

BATHROOM:

Double glazed window to side, bath with shower over, W.C, hand wash basin, extractor and a radiator.

1st FLOOR LANDING:

BEDROOM ONE: 11 x 11'3 (3.35m x 3.43m)

Double glazed windows to front, built in wardrobes and a radiator.

BEDROOM TWO: 11 x 9'11 (3.35m x 3.02m)

Double glazed window to rear and a radiator.

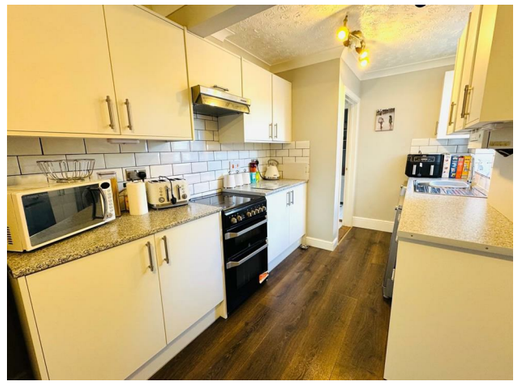
BEDROOM THREE: 8'6 x 7'6 (2.59m x 2.29m)

Double glazed window to rear and a radiator.

OUTSIDE:

To the front is a walled garden.

The rear garden has a path from the back door to the garden (pedestrian access via a path for neighbouring properties). The westerly facing garden is over 110 ft with a lawn, patio area, shrubs and shed.

IPSWICH OFFICE:

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