



Hatfield Road, Ipswich, IP3 9AF

welcome to

Hatfield Road, Ipswich

This attractive, double bay fronted, terraced home is the perfect refurbishment project and benefits from three bedrooms, a large, open plan, bay fronted lounge/diner, a ground floor cloakroom, a 1st floor bathroom, a West facing rear garden, potential for off street parking and NO ONWARD CHAIN!!!



Auctioneer's Comments

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Entrance Porch

3' 3" x 2' 9" (0.99m x 0.84m)

A door to the hall.

Entrance Hall

20' 4" x 5' max (6.20m x 1.52m max)

Carpet flooring, an understairs storage cupboard, a panelled staircase and an additional cupboard.

Lounge/Diner

25' 4" x 11' 6" max (7.72m x 3.51m max)

Double glazed bay window to the front, a further double glazed window to the rear, carpet flooring, a gas fire, TV point and a serving hatch to the kitchen.

Inner Hall

6' 8" x 2' 9" (2.03m x 0.84m)

Carpet flooring, a large storage cupboard, a door to the garden and an archway leading to the kitchen.

Kitchen

9' 4" x 8' 6" (2.84m x 2.59m)

Eye and base level units with marble effect worktop surfaces, a sink plus drainer and chrome mixer tap, tiled splashback, space for a fridge/freezer, cooker and washing machine, a pantry to the rear with a window, carpet flooring and double glazed window to the side.

Cloakroom

6' x 3' 9" (1.83m x 1.14m)

Half tiled walls, tiled effect flooring, low level WC, wash hand basin and a window to the side.

First Floor Landing

Carpet flooring, an airing cupboard, wall hung lights and loft hatch.

Master Bedroom

14' 1" max x 13' 5" (4.29m max x 4.09m)

Double glazed bay window to the front, a further double glazed window to the front, carpet flooring, two fitted wardrobes, overhead storage units and a vanity unit.

Bedroom Two

12' x 8' 6" (3.66m x 2.59m)

Double glazed window to the rear, carpet flooring, two fitted wardrobes and a vanity unit.

Bedroom Three

8' 6" x 7' 9" (2.59m x 2.36m)

Double glazed window to the rear and carpet flooring.

Bathroom

5' 8" x 5' 4" (1.73m x 1.63m)

A vanity sink, a bath with overhead shower, part tiled walls, one electric heater and double glazed window to the side.

Outside:

Front Garden

An attractive, tiled pathway, leading to the front door and potential for off street parking (neighbouring properties have done this, subject to a drop curb).

Rear Garden

West facing rear garden, a paved seating area, a lawned area with a walled divide, a shed, an outside tap, a partially enclosed border and a greenhouse.

Agents Note:

Please note this property has no central heating.



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Hatfield Road, Ipswich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Three bedrooms

Tenure: Freehold EPC Rating: F
Council Tax Band: B

guide price

£155,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPS119829 - 0003

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