



**Hilton Road, Ipswich, IP3 9RQ**

**welcome to**

**Hilton Road, Ipswich**

This well-presented, semi-detached home would make the perfect investment opportunity. The property has a tenant in situ paying £825 pcm and benefits from three bedrooms, a lounge with dining area, a ground floor bathroom and off street parking.



### **Lounge**

16' 9" max x 12' 5" ( 5.11m max x 3.78m )

Double glazed window to the front, front door, one radiator, grey tiled effect flooring, an opening to the dining area and an electric fire with brick surround..

### **Dining Area**

11' 5" x 8' 7" ( 3.48m x 2.62m )

French doors to the garden, tiled flooring, an opening to the lounge and one radiator.

### **Kitchen**

9' 4" x 13' 2" max ( 2.84m x 4.01m max )

Two double glazed windows to the side, one radiator, eye and base level units in wood grey marble effect worktop surfaces, an integrated oven with electric hob and extractor hood, a stainless steel sink plus drainer and mixer tap, tiled splashback, space for dishwasher, grey wood effect flooring and a door leading to the garden/utility room.

### **Garden/Utility Room**

9' 3" x 9' ( 2.82m x 2.74m )

Double glazed windows to the side and rear, a glazed door to the side, grey tiled effect flooring, one radiator, space for a fridge/freezer, washing machine and tumble dryer.

### **Bathroom**

Double glazed windows to the front and side. low level WC, pedestal hand wash basin, a bath with overhead shower, a heated towel rail, one radiator and fully tiled walls and flooring.

### **First Floor Landing**

Two double glazed windows to the front, an airing cupboard housing the gas fired boiler and doors leading to bedrooms.

### **Master Bedroom**

13' x 8' 9" ( 3.96m x 2.67m )

Double glazed window to the rear, carpet flooring and one radiator.

### **Bedroom Two**

10' 6" x 9' 1" ( 3.20m x 2.77m )

Double glazed window to the rear, fitted shelving, grey wood effect flooring and one radiator.

### **Bedroom Three**

9' 7" x 7' 7" ( 2.92m x 2.31m )

Double glazed window to the front, grey wood effect flooring and one radiator.

### **Outside:**

#### **Front Garden**

Off street parking for two cars, a gate leading to the rear garden and an outside tap.

#### **Rear Garden**

A large lawned area, mature plants, a tree and shrubs to the rear and side, a shed and a patio area and a pergola over.



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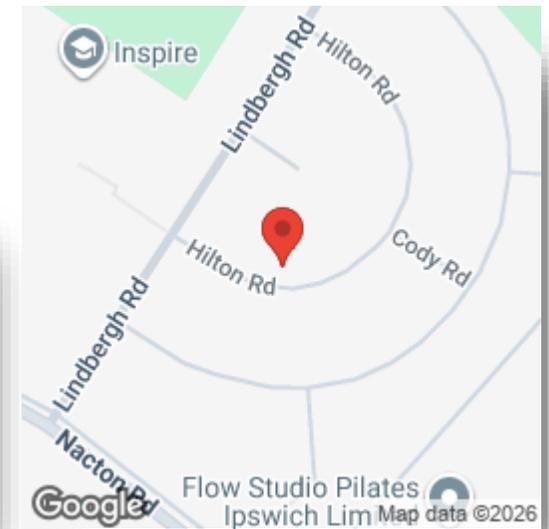
welcome to

## Hilton Road, Ipswich

- Tenant in situ paying £825 pcm
- Three bedrooms
- Lounge with dining area
- Ground floor bathroom
- Off street parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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