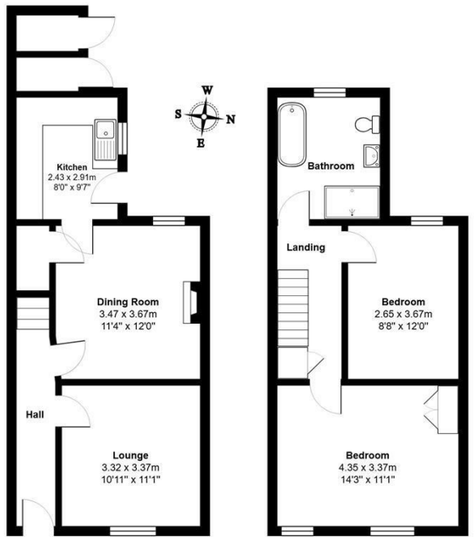
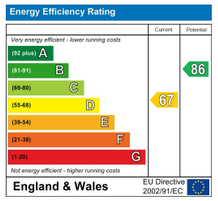
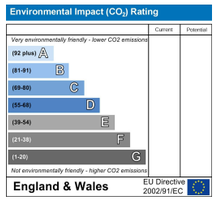


Total Area: 81.0 m² ... 872 ft²





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

8 Levington Road, Ipswich IP3 0NJ

£235,000

This late Victorian, delightful TWO DOUBLE bedroom house offers a perfect blend of comfort and convenience whilst retaining some original style features. Benefiting from an entrance hall, 2 reception rooms, modern kitchen, 1st floor bathroom, double glazed windows, gas central heating and presented in good decorative order. Must be viewed to appreciate the accommodation on offer.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

8 Levington Road, Ipswich, IP3 0NJ

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.

Ideal for small families, couples, or individuals seeking a peaceful retreat, this property boasts a warm and inviting atmosphere.

As you step inside, you will be greeted by a beautiful entrance hall, spacious living area that is perfect for relaxation and entertaining. The well-appointed dining room & kitchen provides ample space for cooking, dining and relaxing. The two bedrooms are generously sized and offers a charming 1st floor bathroom with a roll top bath, separate shower cubicle and beautifully restored exposed brick feature wall.

The house is situated in a friendly neighbourhood, with local amenities just a stone's throw away. Residents can enjoy easy access to shops, parks, and schools, making it an ideal location for those who appreciate community living. The surrounding area is well-connected, providing convenient transport links for commuting to nearby towns and cities.

Benefiting from gas central heating, double glazed windows, front and rear gardens and being in good decorative order - this property presents an excellent opportunity to make your own home.

Double glazed door to

ENTRANCE HALL:

Patterned Victorian style tiled floor, doors off and stairs to 1st floor.

LOUNGE: 11'1 x 10'11 (3.38m x 3.33m)

Double glazed window to front, built in cupboards and a radiator.

DINING ROOM: 12 x 11'4 (3.66m x 3.45m)

Double glazed window to rear, under stairs cupboard, radiator, door to

KITCHEN: 9'7 x 8 (2.92m x 2.44m)

Double glazed window to side, range of wall and base units, gas hob, electric oven with extractor over, work tops, sink and drainer, tiled splash backs, patterned Victorian style tiled floor and a radiator. Double glazed door to the side.

1st FLOOR LANDING:

Doors off

BEDROOM ONE: 14'3 x 11'1 (4.34m x 3.38m)

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

BEDROOM TWO: 12 x 8'8 (3.66m x 2.64m)

Double glazed window to rear and a radiator.

BATHROOM:

Double glazed window to rear, feature exposed brick wall, separate shower cubicle, Victorian style roll top bath with feature claw feet & mixer taps, hand wash basin, W.C and a radiator.

OUTSIDE:

There is a walled garden to the front.

The west facing rear garden enjoys a large patio area and has a lawn. There are 2 useful brick sheds. Access to the rear via a gate (from Osbourne Road)

IPSWICH OFFICE:

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