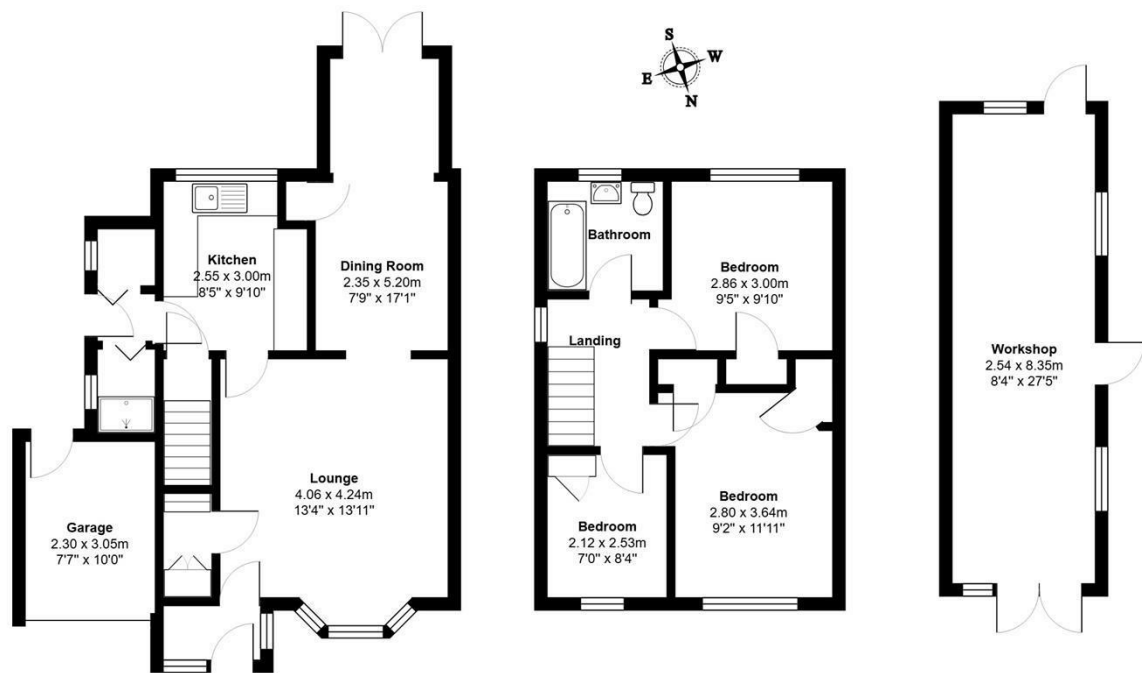
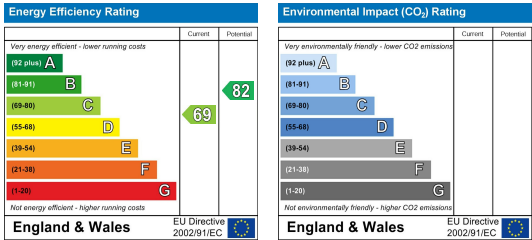




Total Area: 115.1 m² ... 1239 ft²



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.



9 Kempton Road, Ipswich IP1 6QY £260,000

HAMILTON SMITH Ipswich are pleased to offer for sale this EXTENDED three bedroom semi detached house situated on the popular Crofts development. This spacious home benefits from two reception rooms, downstairs shower & cloakroom, first floor bathroom, gas central heating with comb boiler fitted 2023, double glazed windows, off road parking and 27ft brick built WORKSHOP. With some further updating required and offered with NO CHAIN.



9 Kempton Road, Ipswich, IP1 6QY

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

PORCH with stairs off and door to

LOUNGE: 13'2 x 13'9 (4.01m x 4.19m)

Double glazed bay window to front, laminated flooring, radiator, opens through to dining area and separate door to kitchen.

DINING ROOM: 9'8 x 7'7 (2.95m x 2.31m)

Laminated flooring, radiator, cupboard, through to

DINING ROOM EXTENSION/STUDY: 6'7 x 6'4 (2.01m x 1.93m)

Double glazed doors to garden.

KITCHEN: 9'7 x 8'2 (2.92m x 2.49m)

Double glazed window to rear, wall and base units, worktops, gas hob and electric oven, space for appliances, pantry cupboard, drawers, tiled walls, radiator, COMBI boiler fitted 2023 and doors to...

LOBBY with doors off double glazed door to outside

CLOAKROOM:

Double glazed window to side, W.C and hand wash basin.

SHOWER ROOM:

Shower and screen, double glazed window to side and a towel radiator.

1st FLOOR LANDING:

BEDROOM ONE: 11'9 x 9'2 (3.58m x 2.79m)

Double glazed window to front, 2 cupboards and a radiator.

BEDROOM TWO: 9'8 x 9'2 (2.95m x 2.79m)

Double glazed window to rear, cupboard and a radiator.

BEDROOM THREE: 8'5 x 6'9 (2.57m x 2.06m)

Double glazed window to front, cupboard and a radiator.

BATHROOM:

Double glazed window to rear, bath with mixer taps, hand wash basin and vanity unit, W.C, tiled floor and a radiator.

OUTSIDE: 27 x 8'3 workshop (8.23m x 2.51m workshop)

To the front is block paved providing ample off road parking. Access to side via up and over door.

Up and over door leads to useful storage area with access to rear via a passage.

The rear garden has a lawn, patio, shed, summerhouse and brick WORKSHOP 27ft x 8ft 3" with power and lighting and doors to garden.

WORKSHOP: 27 x 8'3 (8.23m x 2.51m)

With power and lighting and doors to garden.

IPSWICH OFFICE:

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

