



35 Ribbons Park Road, Ipswich IP3 8XL

£350,000

A well-presented and versatile three bedroom semi detached townhouse, offering flexible accommodation over three floors and enjoying outlook to green space to the front, situated within the popular Copleston School catchment. Enjoying OPEN PLAN living space incorporating kitchen/diner/living space, cloakroom/utility on the ground floor, on the 1st floor s spacious lounge or 4th bedroom, family bathroom & bedroom 3, the 2nd floor with master bedroom & en-suite and bedroom 2. Outside has an enclosed rear and side garden, off road parking for 2 cars and beautiful views from the front. Call now to book your viewing. EPC C - B86 P - A95



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

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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.

The property is conveniently located for local amenities, schooling and transport links, and would appeal to families and buyers seeking flexible living accommodation in a well-regarded residential area.

Double glazed door to...

ENTRANCE HALL:

CLOAKROOM/UTILITY:

OPEN PLAN KITCHEN/LOUNGE/DINER: 21'11 x 14'3 (6.68m x 4.34m)

1st FLOOR:

LOUNGE or BEDROOM 4: 14'4 x 12'3 (4.37m x 3.73m)

BEDROOM THREE: 10'2 x 9'6 (3.10m x 2.90m)

BATHROOM:

2nd FLOOR:

BEDROOM ONE: 11'10 x 10'6 (3.61m x 3.20m)

EN-SUITE:

BEDROOM TWO: 14'4 x 12'2 (4.37m x 3.71m)

OUTSIDE:

The front of the property has a lawn and block-paved driveway providing off-road parking for two vehicles. There is green space opposite the property, which provides a peaceful and quiet outlook from the master bedroom.

The enclosed rear garden enjoys a patio, shingle area and lawn area that wraps to side of the property. A gate leads to the front lawn and parking.

VIEW TO FRONT:

The property enjoys a beautiful view to the front.

IPSWICH OFFICE:

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

