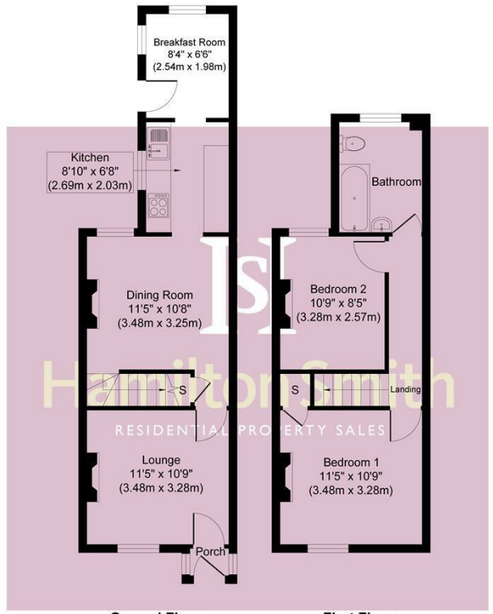

Ground Floor
Approximate Floor Area
400 sq. ft
(37.16 sq. m)

First Floor
Approximate Floor Area
342 sq. ft
(31.77 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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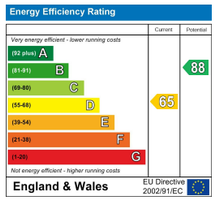

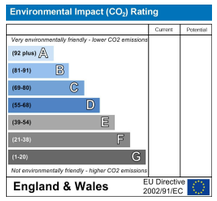

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.
A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.

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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.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

34 Schreiber Road, Ipswich IP4 4NG

£195,000

A BEAUTIFULLY presented & EXTENDED TWO bedroom END terrace house situated in IP4. The property has been extended with a porch and extra reception room, modern kitchen, double glazed windows, gas central heating, 1st floor bathroom, rear garden with a useful detached outbuilding with power connected. Offered with no onward chain. EPC - c - B65 - p - D 88

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

34 Schreiber Road, Ipswich, Suffolk, IP4 4NG

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:

Door to

LOUNGE: 11'5 x 10'9 (3.48m x 3.28m)

Double glazed window to front, radiator, picture and dado rail, door to

DINING ROOM: 11'5 x 10'8 (3.48m x 3.25m)

Double glazed window to rear, picture rail, radiator, stairs to 1st floor.

KITCHEN: 8'9 x 6'8 (2.67m x 2.03m)

Double glazed window to side. Range of wall and base units, sink and drainer, Baxi combi boiler, drawers, worktops, space for appliances, tiled splash backs, through to

BREAKFAST ROOM: 8'4. x 6'6 (2.54m. x 1.98m)

This extension provides additional space with a double glazed window to rear and side, radiator and double glazed door to side.

1st FLOOR LANDING:

Doors to all rooms

BEDROOM ONE: 11'5 x 10'9 (3.48m x 3.28m)

Double glazed window to front, feature ornamental fire place, radiator, cupboard and picture rail.

BEDROOM TWO: 10'9 x 8'5 (3.28m x 2.57m)

Double glazed window to rear, ornamental fire place and a radiator.

BATHROOM:

Double glazed window to rear. Bath with a mixer shower tap, W.C, hand wash basin, part tiled walls and a towel radiator.

OUTSIDE:

To the front is a walled garden.

The rear garden is well maintained and enjoys a lawn, concrete patio, flower and shrub borders. A detached brick built shed/workshop 10ft 8 x 7ft 9 with power connected. Side access via a gate.

IPSWICH OFFICE:

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