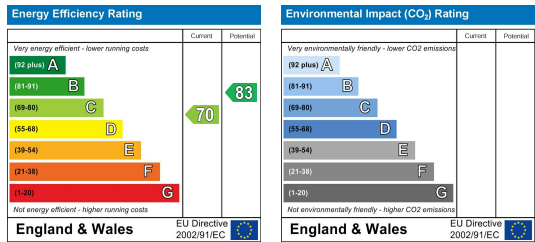


Total Area: 84.1 m² ... 905 ft²



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.



30 Bridgwater Road, Ipswich IP2 9PP £240,000

PRESENTED IN EXCELLENT DECORATIVE this MODERNISED 3 bedroom end of terrace house is situated on the popular Belstead Hills. Benefiting from a modern kitchen & 1st floor bathroom, double glazed windows, gas central heating, large west facing rear garden, off road parking and garage. Must be viewed to appreciate the accommodation on offer.



30 Bridgwater Road, Ipswich, IP2 9PP

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...

ENTRANCE HALL:

Tiled floor, double glazed window to front, radiator and stairs off

LOUNGE: 13'4 x 11'3 (4.06m x 3.43m)

Double glazed window to front, radiator, feature woodburner, opens through to...

DINING ROOM: 10' x 8'3 (3.05m x 2.51m)

Double glazed doors opening to the rear garden, through to

KITCHEN: 9'3 x 7'5 (2.82m x 2.26m)

Double glazed window to rear. Range of all and base units, sink and drainer, drawers, space for appliances, gas hob and electric oven.

1st FLOOR LANDING:

Loft access with pull down ladder, combi boiler, loft storage boards on stilts and insulation.

BEDROOM ONE: 9'6 x 9' (2.90m x 2.74m)

Double glazed window to rear, fitted storage/wardrobe and a radiator.

BEDROOM TWO: 9'7 x 8'4 (2.92m x 2.54m)

Double glazed window to front and a radiator.

BEDROOM THREE: 7'7 x 6'6 (2.31m x 1.98m)

Double glazed window to front and a radiator.

BATHROOM:

Double glazed window to rear. Bath with a shower over, W.C, hand wash basin with vanity unit under and a radiator.

OUTSIDE:

To the front is a block paved driveway providing off road parking and access to the GARAGE 18 ft x 9ft 7 with power connected and door to rear garden.

The rear garden has a decking area, steps down to main garden. Mainly lawn and enclosed by fencing.

