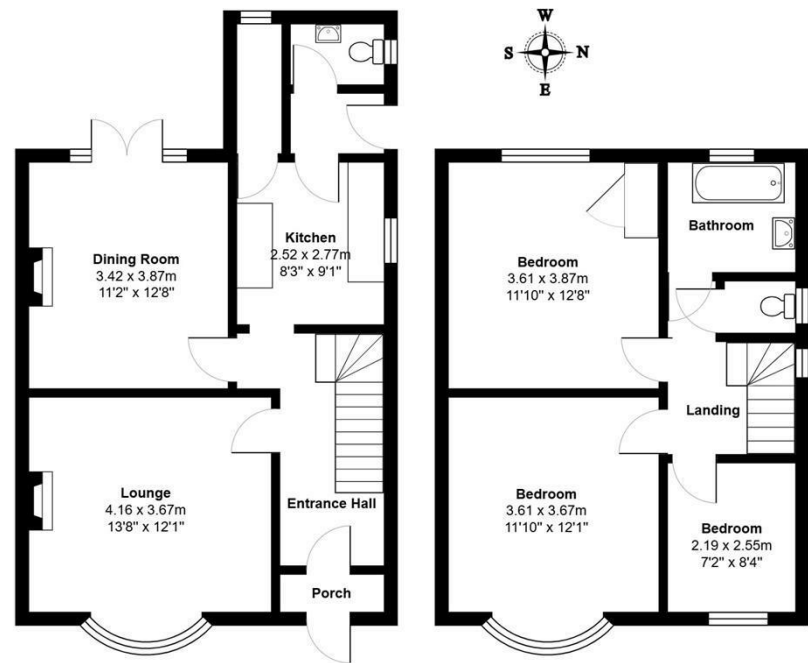
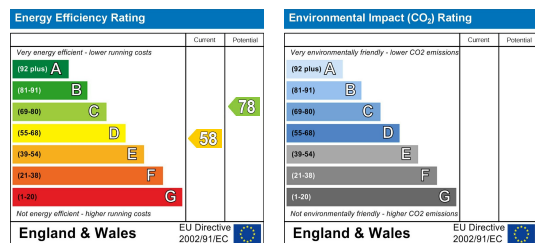




Total Area: 100.2 m² ... 1079 ft²



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.



32 Princethorpe Road, Ipswich IP3 8NX

£325,000

Located on the desirable Princethorpe Road in Ipswich, this SPACIOUS detached house presents an excellent opportunity for those looking to create their dream home. With two spacious reception rooms, kitchen with walk in pantry, cloakroom, three bedrooms and a 1st floor bathroom. Off road parking, over 140ft west facing garden and offered with no onward chain. Contact us now to arrange a viewing.



32 Princethorpe Road, Ipswich, IP3 8NX

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.

This 1930's three bedroom detached house benefits from some original features including, doors, picture rails and ornamental fire places, while the over 140 ft west-facing rear garden is a standout feature, perfect for enjoying sunny afternoons, evenings and outdoor gatherings. The garden offers a blank canvas for gardening enthusiasts or families looking to create a play area for children.

Situated in a popular location, this property is conveniently close to the local hospital and Copleston School, making it an attractive choice for families and professionals alike. The house is currently in need of updating throughout, allowing new owners the chance to personalise the space to their taste and style. Also a perfect opportunity to extend subject to planning.

With the added benefit of no onward chain, this property is ready for immediate occupation, making it an appealing option for those looking to move quickly.

In summary, this detached house on Princethorpe Road offers a fantastic opportunity to invest in a property with great potential in a sought-after area of Ipswich. Whether you are looking to renovate, extend or simply enjoy the space as it is, this home is well worth a visit.

Doors to PORCH with door to

ENTRANCE HALL:

LOUNGE: 14 x 13 (4.27m x 3.96m)

Double glazed bay window to front, picture rail and a ornamental fire place and surround (not in use).

DINING ROOM: 12'8 x 11 (3.86m x 3.35m)

Double glazed door to rear, electric radiator, picture rail, ornamental fire place and surround (not in use)

KITCHEN: 9'2 x 8 (2.79m x 2.44m)

Double glazed window to side, wall and base units, sink and drainer, space for appliances, work surface, door to WALK IN PANTRY, door to

LOBBY:

Door to outside.

CLOAKROOM:

W.C, hand wash basin, window to side.

1st FLOOR LANDING:

Loft access, window to side, doors off.

BEDROOM ONE: 11'8 x 11'7 (3.56m x 3.53m)

Double glazed bay window to front, fitted wardrobes and a picture rail.

BEDROOM TWO: 12'6 x 11'8 (3.81m x 3.56m)

Double glazed window to rear, airing cupboard with immersion tank and a boarded over ornamental fire place.

BEDROOM THREE: 8 x 7'2 (2.44m x 2.18m)

Double glazed window to front.

CLOAKROOM:

Double glazed window to side, W.C

BATHROOM:

Double glazed window to rear, bath with a shower over, hand wash basin with a vanity unit under & tiled walls.

OUTSIDE:

The front features a lawned garden enclosed by a wall, along with a driveway that provides off-road parking and gated access to the rear.

The impressive, west-facing rear garden extends over 140 ft and is mainly laid to lawn. It features a patio area, mature flower and shrubs, a summer house, and a garden shed.

IPSWICH OFFICE:

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

