



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.



35 Ribbans Park Road, Ipswich IP3 8XL

£350,000

Hamilton Smith are pleased to offer this SPACIOUS 3 double bedroom semi detached townhouse situated within the sought after Copleston school catchment. Enjoying OPEN PLAN living space with versatile accommodation including an open plan kitchen/diner/living space, cloakroom/utility on the ground floor, on the 1st floor is the lounge or 4th bedroom, family bathroom & bedroom 3, the 2nd floor has bedroom 1 with 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.



35 Ribbans Park Road, Ipswich, IP3 8XL

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.

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:

To the front there is an open plan lawn, access to side garden via a gate. A block paved driveway provides off road parking for two cars.

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

