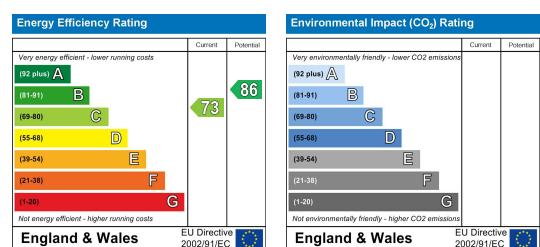


Total Area: 84.4 m<sup>2</sup> ... 909 ft<sup>2</sup>



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.



## 1 Heather Avenue, Ipswich IP3 9EW

**£220,000**

A SPACIOUS THREE bedroom END TERRACE FAMILY house situated in south east Ipswich with off road parking and sitting on a corner plot. This spacious home boasts a 14ft Kitchen, 20ft lounge/diner, double glazed windows, gas central heating, corner plot gardens and now in need of some updating and decorating.



# 1 Heather Avenue, Ipswich, IP3 9EW

## 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.

## Door to...

### ENTRANCE HALL:

Cupboard with electric meters, doors off.

### LOUNGE/DINER: 20 x 13'5 (6.10m x 4.09m)

Double glazed windows to front, radiators, archway and coved.

### KITCHEN: 14'8 x 8'9 (4.47m x 2.67m)

Double glazed window to side and rear. Range of wall and base units, worktops, sink and drainer, space for appliances, Alpha E-Tec28 combi boiler fitted 2018. Double glazed door to rear.

### 1st FLOOR LANDING:

Loft access, doors off.

### BEDROOM ONE: 13 x 9'9 (3.96m x 2.97m)

Double glazed window to front and a radiator.

### BEDROOM TWO: 13'5 x 10 narrowing to 7 (4.09m x 3.05m narrowing to 2.13m)

Double glazed window to rear and a radiator.

### BEDROOM THREE: 9 x 7 (2.74m x 2.13m)

Double glazed window to rear and a radiator.

### BATHROOM:

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

### OUTSIDE:

The property sits on a corner plot with a lawn to the front and side, enclosed by a hedge. There are double gates providing access to hard standing for off road parking. To the rear is paved garden with a shed.

### IPSWICH OFFICE:

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

