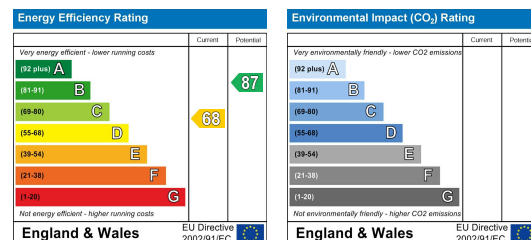




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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.

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.



5 La Salle Close, Ipswich IP2 8NA

£220,000

HAMILTON SMITH Ipswich are pleased to offer this 2 DOUBLE bedroom end of terrace house with views of green to front & OFF ROAD PARKING, situated south west Ipswich within easy access to the town centre and waterfront. Benefits include CLOAKROOM, double glazed windows, gas central heating, conservatory, fitted kitchen, 1st floor shower room and gardens. An ideal 1st time purchase or investment. NO CHAIN.



Hamilton Smith

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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

HALLWAY:

Stairs off, radiator and under stairs cupboard.

KITCHEN: 8'6 x 6'6 (2.59m x 1.98m)

Double glazed window to front, range of wall and base units, gas hob and electric oven, space for appliances, drawers, worktops, sink and drainer with tiled splash backs.

LOUNGE: 12 x 12 (3.66m x 3.66m)

Double glazed window to rear and doors to conservatory. Radiator.

CONSERVATORY: 11'8 x 9'8 (3.56m x 2.95m)

Tiled floor and double glazed doors to outside.

1st FLOOR LANDING:

Doors off, loft access and airing cupboard with water tank.

BEDROOM ONE: 10'3 x 9'8 (3.12m x 2.95m)

Double glazed window to front, built in wardrobe and a radiator.

BEDROOM TWO: 12'3 x 7'3 (3.73m x 2.21m)

Double glazed window to rear, built in wardrobe and a radiator.

SHOWER ROOM:

Double glazed window to rear, double shower tray and glass screen, part tiled, W/C, hand wash basin and a radiator.

OUTSIDE:

To the front is a small open plan garden with pleasant views of the local green, access to the rear via a gate. Off road parking is close by.

The rear garden is enclosed by fencing and has a lawn, shed and good space to the side which could lend itself to extending the house subject to planning.

IPSWICH OFFICE:

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

