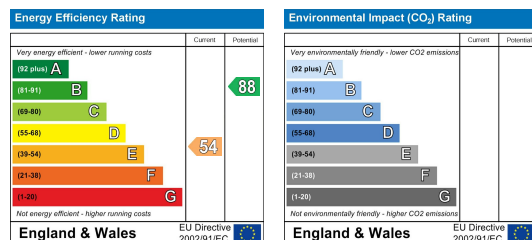


Total Area: 40.3 m² ... 434 ft²
All measurements are approximate and for display purposes only



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.

10 Fletcher Close, Barham IP6 0TE

£150,000

A rare opportunity to make this ONE bedroom house your own, situated in the sought after village of Barham. The property now requires a deep clean and decorating throughout and benefits from a modern kitchen, upstairs bathroom, double glazed windows, gas central heating, own rear garden and off road parking. No chain.



10 Fletcher Close, Barham, IP6 0TE

Double glazed door to

KITCHEN: 11'7 x 8'2 (3.53m x 2.49m)

Double glazed window to front, wall and base units, drawers, worktops, gas hob and electric oven (not tested) large under stairs cupboard, through to

LOUNGE: 11'7 x 9'11 (3.53m x 3.02m)

Double glazed doors to rear garden, wood flooring, radiator, stairs to 1st floor.

1st FLOOR LANDING:

Loft access, double glazed window to front, doors off

UPSTAIRS BATHROOM:

Double glazed window to front, bath with an electric shower over (not tested), W.C, hand wash basin, part tiled and a radiator.

BEDROOM:

Double glazed window to rear, 2 built in wardrobes and a radiator.

OUTSIDE:

There is a parking area, access to the rear garden via a gate.

The rear garden has a patio and space for a lawn, access to the rear via a gate. Backs onto a green.

VIEW OF GREEN:

IPSWICH OFFICE:

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

