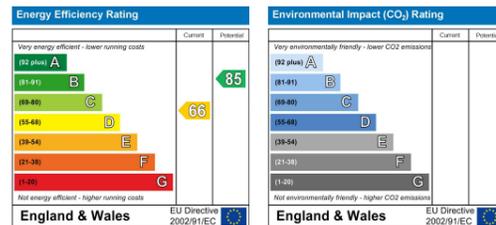


Total Area: 78.6 m² ... 846 ft²



5 Kirkham Close, Ipswich IP2 9BD

£290,000

A TWO BEDROOM DETACHED BUNGALOW occupying a corner plot, situated in a quiet no through road just of Stoke Park Drive in south west Ipswich. This well presented property benefits from a 23ft lounge/diner, 2 double bedrooms, double glazed windows, gas central heating, off road parking, garage and beautifully kept gardens.



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.

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Double glazed door to PORCH with door to...

ENTRANCE HALL:

Doors off, radiator and airing cupboard with immersion tank.

LOUNGE/DINER: 23 x 10'4 (7.01m x 3.15m)

Double glazed window and sliding patio doors to rear, laminated floor and 2 radiators.

KITCHEN: 10 x 6'6 (3.05m x 1.98m)

Double glazed window and door to side. A range of wall and base units, sink and drainer, tiled splash backs, drawers, space for appliances, Baxi boiler and tiled floor.

BEDROOM 1: 12'8 x 9'9 (3.86m x 2.97m)

Double glazed window to front and a radiator.

BEDROOM 2: 11'8 x 8'7 (3.56m x 2.62m)

Double glazed window to front and a radiator.

BATHROOM:

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

OUTSIDE:

To the front is a concrete and gravel driveway providing ample off road parking and access to the garage.

The side and rear garden is accessed via a gate. The gardens are well kept and enjoys a decking area and lawn to the side of the property wrapping round to the rear. There is a vegetable plot, various shrubs and plants all enclosed by a hedge. Door to the garage.

GARAGE: 17'3 x 8'6 (5.26m x 2.59m)

Power connected and door to garden.

IPSWICH OFFICE:

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

