



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 Wetherby Close, Ipswich IP1 6QT

**£280,000**

A THREE BEDROOM SEMI DETACHED house located on a sought after close on the desirable Henley Rise, west Ipswich. This delightful property benefits from double glazed windows, gas central heating, ample off road parking, garage, enclosed rear garden and a beautiful front garden. An excellent opportunity for anyone looking for a home in a quiet location. Do not miss the chance to make this lovely house your new home.



# 10 Wetherby Close, Ipswich, IP1 6QT

## 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.

## SUMMARY:

With three bedrooms, 1st floor bathroom, two inviting reception rooms including an open plan kitchen/diner, you will find ample space to relax and enjoy time with loved ones or host gatherings with friends. Situated in a peaceful neighbourhood, this home offers a perfect blend of comfort and convenience. Local amenities, schools, and parks are within easy reach, making it an ideal location for families and professionals alike.

## Double glazed door to

Entrance opening onto the lounge.



## LOUNGE: 18'2 x 13'9 (5.54m x 4.19m)

Double glazed window to front, radiator, under stairs cupboard, stairs to 1st floor, door to



## KITCHEN/DINER: 18'3 x 10'6 (5.56m x 3.20m)

Double glazed window to rear, range of wall and base units, work tops, sink and drainer, tiled splash backs, space for appliances, built in cupboard, double glazed doors to side Opens to dining space with a double glazed door and windows to rear.



## 1st FLOOR LANDING:

Airing cupboard with a Baxi combi boiler

## BEDROOM ONE: 13'5 x 11 (4.09m x 3.35m)

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



## BEDROOM TWO: 11'3 x 9 (3.43m x 2.74m)

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

## BEDROOM THREE: 8'2 x 7'4 (2.49m x 2.24m)

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



## SHOWER ROOM:

Double glazed window to rear, shower cubicle, tiled walls, W.C, hand wash basin, radiator.

## OUTSIDE:

To the front the well kept garden has a lawn, flower and shrubs, a block paved hardstanding parking space, further driveway providing off road parking that leads to the garage via gates.

The enclosed rear garden is laid to lawn and enjoys shrubs and small trees. There is a patio and a door to the garage.



## IPSWICH OFFICE:

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