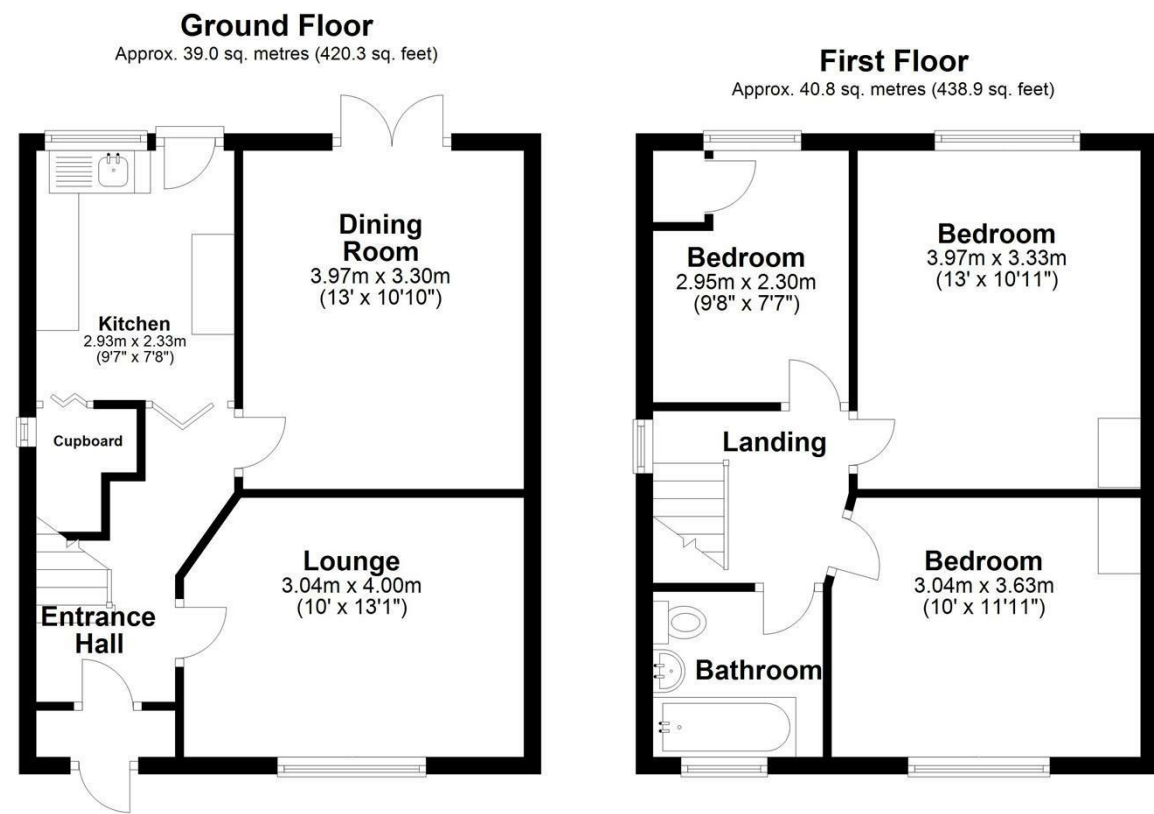




41 Deben Road, Ipswich, IP1 5EL

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 PORCH with door to...

ENTRANCE HALL:

Under stairs cupboard, stairs and doors off.

LOUNGE: 13 x 9'9 (3.96m x 2.97m)

Double glazed window to front, picture rail and gas fire (not tested).

DINING ROOM: 13 x 10'9 (3.96m x 3.28m)

Double glazed doors to rear and gas fire (not tested).

KITCHEN: 9'7 x 7'4 (2.92m x 2.24m)

Double glazed windows to rear and double glazed door to outside. Wall and base units, sink and drainer, space for appliances, electric hob and oven (not tested) walk in pantry with a double glazed window to side.

1st FLOOR LANDING:

Double glazed window to side, doors off.

BEDROOM ONE: 13 x 11 (3.96m x 3.35m)

Double glazed window to rear, fitted wardrobe, ornamental fire place and a picture rail.

BEDROOM TWO: 11'9 x 9'9 (3.58m x 2.97m)

Double glazed window to front, ornamental fire place and a picture rail.

BEDROOM THREE: 9'7 x 7'4 (2.92m x 2.24m)

Double glazed window to rear, picture rail, airing cupboard with hot water tank.

BATHROOM:

Double glazed window to front, bath with mixer tap, W.C, hand wash basin, electric towel rail and loft access.

OUTSIDE:

To the front is off road parking and a gate providing access to the rear.

The south facing rear garden is over 100ft and has a lawn and a range of mature shrubs and flowers. 2 sheds and patio.

IPSWICH OFFICE:

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

Please check current COVID-19 guidelines.

