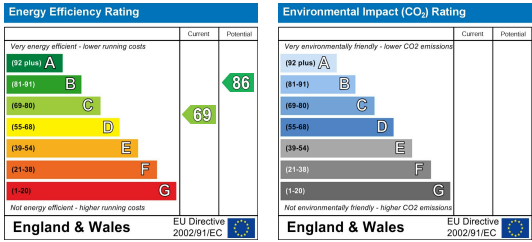


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THE PROPERTY MISDESCRIPTIONS ACT 1991

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51 Bridgwater Road, Ipswich IP2 9PR

£240,000

Located on BELSTEAD HILLS - this SPACIOUS 3 bedroom semi detached house presents an excellent opportunity to make into your own inviting home. The interior offers a spacious layout, has double glazed windows, recently fitted gas combination boiler, off road parking, garage and east facing rear garden. There are excellent local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making commuting to nearby towns and cities a breeze. In summary, this house on Bridgwater Road is a fantastic opportunity for anyone looking to embrace a project and make your own.



51 Bridgwater Road, Ipswich, IP2 9PR

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:

Updating required. Door top

ENTRANCE HALLWAY:

Stairs to 1st floor, doors off

LOUNGE: 13 x 11 (3.96m x 3.35m)

Double glazed window to front, radiator, door to hall, through to

DINING ROOM: 10'5 x 10'3 (3.18m x 3.12m)

Double glazed window to rear, radiator, through to

KITCHEN: 10'2 x 8'7 (3.10m x 2.62m)

Window and door to rear. Range of wall and base units, drawers, work tops, electric hob and oven with an extractor hood over, space for appliances, part tiled walls, tiled floor, radiator, door to

LEAN TO CONSERVATORY: 8'7 x 7'6 (2.62m x 2.29m)

Door to outside, work top and plumbing for washing machine. Now in need of extensive repair.

1st FLOOR LANDING:

Loft access, airing cupboard with a Worcester combi boiler fitted 2023.

BEDROOM ONE: 12 x 10'3 (3.66m x 3.12m)

Double glazed window to front and a radiator.

BEDROOM TWO: 10'4 x 10'2 (3.15m x 3.10m)

Double glazed window to rear and a radiator.

BEDROOM THREE: 8 x 8 (2.44m x 2.44m)

Double glazed window to front and a radiator.

BATHROOM:

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

OUTSIDE:

To the front is a concrete driveway providing ample off street parking leading to a garage.

The rear garden is mainly laid to lawn and has patio, door to garage.

IPSWICH OFFICE:

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

