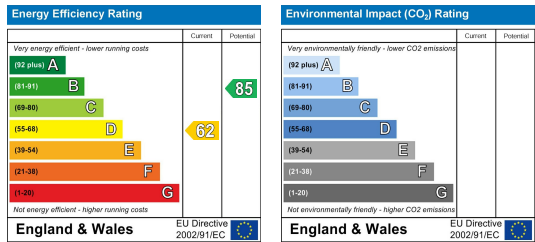




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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34 Sproughton Road, Ipswich IP1 5AH £200,000

NO CHAIN - A 2 bedroom SEMI DETACHED house situated on the western fringes of Ipswich with easy access to local supermarkets and A12/14. The property benefits from double glazed windows, gas central heating, 2 reception rooms, kitchen and utility room, 1st floor bathroom, off road parking and good sized rear gardens. The property has been freshly decorated throughout on the inside.



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.

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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.

34 Sproughton Road, Ipswich, Suffolk, IP1 5AH

Door to...

The property has been freshly decorated throughout on the inside.

ENTRANCE HALL:

Doors off...

LOUNGE: 11'9 x 11'6 (3.58m x 3.51m)

Double glazed window to rear, radiator, fire place (not in use), door to kitchen. Door to stairs.

DINING ROOM: 10'7 x 8'4 (3.23m x 2.54m)

Double glazed bay window to front, radiator and fire place (not in use)

KITCHEN: 7'4 x 7'3 (2.24m x 2.21m)

Double glazed window to side, range of wall and base units, drawers, sink and drainer, work tops, combi boiler, tiled floor, through to...

UTILITY ROOM: 9'6 x 4'3 (2.90m x 1.30m)

Double glazed window to side and door to outside. Tiled floor and radiator.

1st FLOOR LANDING:

Doors off.

BEDROOM ONE: 10'7 x 10'7 (3.23m x 3.23m)

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

BEDROOM TWO: 12' x 8'6 (3.66m x 2.59m)

Double glazed window to rear, picture rail, feature ornamental fire place, loft access and radiator.

BATHROOM: 7'5 x 7'3 (2.26m x 2.21m)

Double glazed window to rear, bath with shower over, wash basin, W.C, part tiled and a radiator.

OUTSIDE:

To the front is a block paved driveway providing off road parking.

To the rear is a good sized garden being mainly laid to lawn, patio, shed and fence surround. Side gate for access.

USEFUL INFORMATION:

The vendors have informed us that the council tax band is B and the property is on a water meter

IPSWICH OFFICE:

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

