



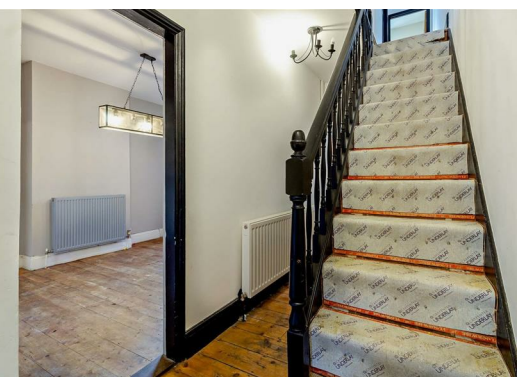
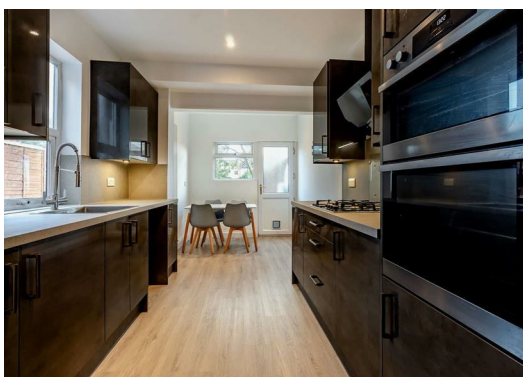
49 Levington Road, Ipswich, IP3 0NH

Offers in excess of £250,000

Located on the charming Levington Road in Ipswich, this characterful semi-detached house, built in approximately 1910, offers a lounge, dining room, kitchen/breakfast room and ground floor w.c. To the first floor are three bedrooms and a bathroom.

The property itself is walking distance to Ipswich town centre, Ipswich university and college and close to all local amenities. It is also within easy access to bus routes including one direct to the hospital.

This semi-detached house on Levington Road is not just a property; it is a place where memories can be made. With its blend of space, character, and location, it presents a wonderful opportunity for anyone looking to settle in Ipswich or make an investment. Do not miss the chance to view this property.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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