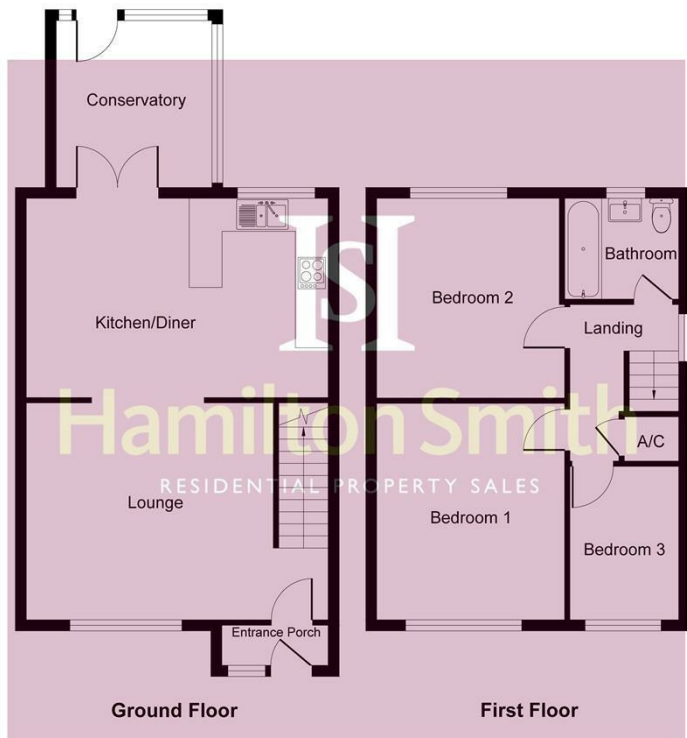
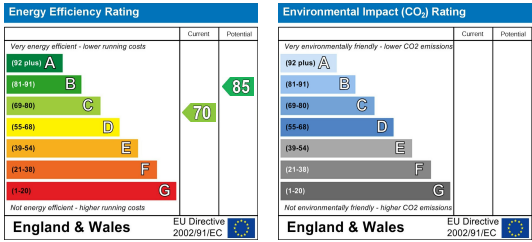




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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51 Neath Drive, Ipswich IP2 9TA

£240,000

This SPACIOUS and WELL PRESENTED three bedroom end terrace house is situated on the popular Stoke Park development in Ipswich on a no through Road with a green to the front. Benefitting from an OPEN PLAN modern kitchen/diner, lounge, double glazed windows, gas central heating via combi boiler, 1st floor bathroom, off-road parking and garage on the side of the property. An internal viewing is a must to appreciate the accommodation on offer.



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.

51 Neath Drive, Ipswich, IP2 9TA

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.

THE PROPERTY AND LOCATION.

This well presented and spacious house benefits from being situated on a no through road with a beautiful green to the front of the house with no passing traffic. The property enjoys off road parking on the front as well as a garage to the side (in a block) that joins the house. Easy access to Bourne park is close by via a pedestrian access.

Composite front door to PORCH

Door through to...

LOUNGE: 16 x 11'5 (4.88m x 3.48m)

Double glazed window to front, hardwood flooring, feature electric fire and surround, under stairs storage, radiator, doors to...

KITCHEN/DINING ROOM: 16 x 10'4 (4.88m x 3.15m)

DINER: With hardwood flooring, radiator, doors to conservatory, opens to the kitchen space.

KITCHEN: Double glazed window to rear, range of wall and base units, sink and drainer, worktops, integrated oven and hob with extractor over, space for appliances, tiled splash backs and tiled floor.

CONSERVATORY: 9 x 8;7 (2.74m x 2.44m;2.13m)

Door to garden.

1st FLOOR LANDING:

Cupboard with Baxi combi boiler, loft access and double glazed window to side with views of park trees.

BEDROOM ONE: 11'6 x 9'7 (3.51m x 2.92m)

Double glazed window to front, fitted wardrobes, radiator and laminate flooring.

BEDROOM TWO: 10'5 x 9'7 (3.18m x 2.92m)

Double glazed window to rear, laminate flooring and a radiator.

BEDROOM THREE: 8 x 5'9 (2.44m x 1.75m)

Double glazed window to front, laminate flooring and a radiator.

BATHROOM:

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

OUTSIDE:

The property is situated on a no through road an enjoys looking onto a green. There is an open plan garden and strip of land providing off road parking for at least 2 cars. There is vehicle access leading to a garage (the garage is in a block and benefits from being next to the house with a door from the garage to your side passage. Power is connected)

The rear garden has mainly patio with access to garage to the side of the property, a side gate gives access to the front. There is an outside tap and enclosed by panel fencing.

IPSWICH OFFICE:

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

