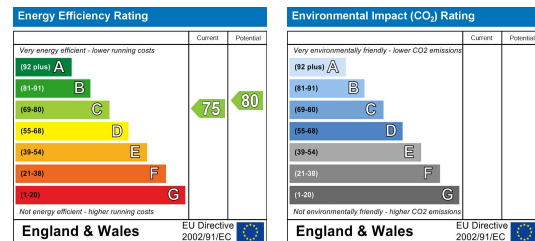


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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## 94 Belmont Road, Ipswich IP8 3RP

**£260,000**

**SOLD SOLD SOLD stc - MORE PROPERTIES REQUIRED -** Call for a free valuation. Hamilton Smith are pleased to offer this beautifully presented 2 DOUBLE bedroom semi detached house, located on the popular Pinewood development. Benefits include ample OFF ROAD PARKING, double glazed windows, 1st floor bathroom, gas central heating, conservatory, secluded rear gardens and presented in good decorative order. Call now to book your viewing 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.

### DATA PROTECTION ACT 1998

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.

## 94 Belmont Road, Ipswich, Suffolk, IP8 3RP

### 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.

### Front door to

#### ENTRANCE HALL:

Tiled floor, radiator, doors off, stairs to 1st floor.

#### CLOAKROOM:

Double glazed window to side, tiled floor, W.C, hand wash basin and vanity unit under, extractor and a radiator.

#### KITCHEN: 12 x 6'6 (3.66m x 1.98m)

Double glazed window to front, range of wall and base units, integrated dishwasher, gas hob, electric oven with extractor over, work tops, sink and drainer, tiled splash backs and a radiator.

#### LOUNGE: 13'7 x 12'7 (4.14m x 3.84m)

Tiled floor, storage cupboard, radiator, double glazed French doors to...

#### CONSERVATORY:

Brick base with underfloor heating, double glazed door to garden.

#### 1st FLOOR LANDING:

Doors off

#### BEDROOM ONE: 10'6 x 9'8 (3.20m x 2.95m)

Double glazed window to rear, built in wardrobes, airing cupboard with combi boiler and a radiator.

#### BEDROOM TWO: 13'8 x 8'9 (4.17m x 2.67m)

Double glazed window to front, cupboard and a radiator.

#### BATHROOM:

Tiled floor, bath with a shower over and glass shower screen, hand wash basin and W.c with vanity unit and shelf, part tiled walls, towel radiator and extractor.

#### OUTSIDE:

To the front there is a shingle driveway that provides off road parking of 2/3 cars with access to the side of the house via double gates. The side of the house a recently laid resin driveway providing further parking.

The rear garden has an artificial lawn, patio area, shrub borders, fence and backs onto woods.

#### IPSWICH OFFICE:

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

