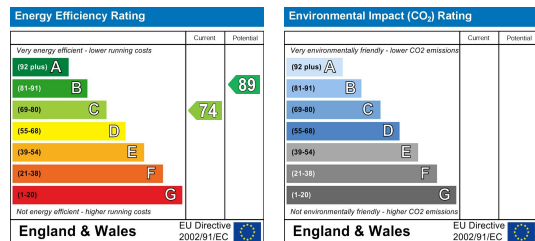


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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33 Tranmere Grove, Ipswich IP1 6DU

£265,000

A perfect opportunity to make this THREE BEDROOM SEMI DETACHED FAMILY HOUSE your own, situated on the edge of the Crofts. Benefits include a large plot with ample off road parking, garage and large rear garden. The accommodation includes 2 reception rooms, downstairs cloakroom and 1st floor bathroom, gas central heating and double glazed windows. Offered with no onward chain, a chance to create your own family home with space to extend stp. Call now to arrange your viewing.



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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33 Tranmere Grove, Ipswich, IP1 6DU

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 Front door to

HALLWAY:

Heater, useful under stairs cupboard, doors off

KITCHEN: 9'4 x 8'3 (2.84m x 2.51m)

Double glazed window to front and side, range of wall and base units, sink and drainer, work tops, drawers, built in electric oven, hob with extractor over, tiled splash backs, space for appliances, Vaillant combi boiler, tiled floor, through to...

DINING ROOM: 10'3 x 9'4 (3.12m x 2.84m)

Double glazed window to front and a radiator.

LOUNGE: 13'2 x 10'4 (4.01m x 3.15m)

Window and door to conservatory with views of the rear garden, feature electric fire place and a radiator.

CONSERVATORY: 15 x 9 (4.57m x 2.74m)

Laminated wood flooring, radiator, door to outside. Door to cloakroom.

CLOAKROOM:

W.C and hand wash basin.

1st FLOOR LANDING:

Loft access, double glazed window to side, doors off

BEDROOM ONE:

Double glazed window to front and a radiator.

BEDROOM TWO:

Double glazed window to front and a radiator.

BEDROOM THREE:

Double glazed window to rear and a radiator.

BATHROOM:

Double glazed window to rear, bath with an electric shower over, W.C, hand wash basin, ladder towel radiator.

OUTSIDE:

The property has plenty of space outside with a driveway providing off road parking for several cars. There is a lawn enclosed by a wall to the front. A wide side access leads to the garage and rear garden via a gate.

The large and well kept rear garden offers several areas to enjoy including a lawn, patio, flower and shrubs, shingle area and a shed with power connected. (rear 62ft x 45ft)

GARAGE: 14 x 8 (4.27m x 2.44m)

Power connected.

IPSWICH OFFICE:

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

