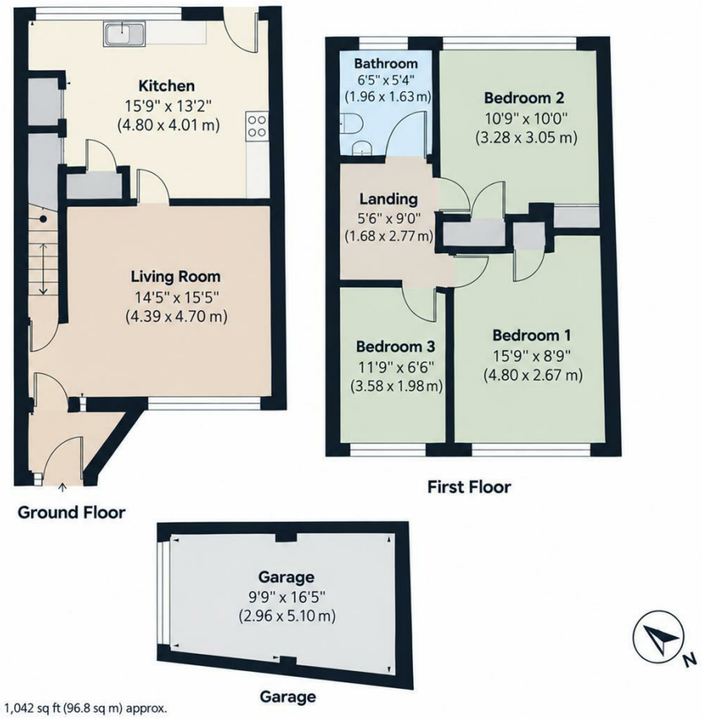
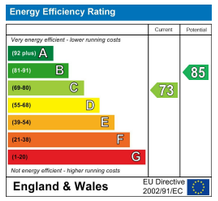
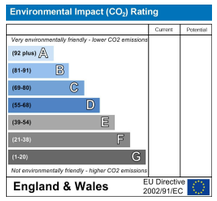


Total floor area: 1,042 sq ft (96.8 sq m) approx.





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.

Photography Disclaimer

Some photographs may have been digitally enhanced or adjusted using AI for presentation purposes. These enhancements are intended to provide an attractive representation of the property for marketing purposes. Prospective purchasers are advised to satisfy themselves as to the property's condition, appearance and features when viewing.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

43 Diamond Close, Ipswich IP1 5HN

£237,500

A THREE bedroom end town house situated close to a park in a no through road. This well presented & DECEPTIVELY SPACIOUS home enjoys a kitchen/diner, 1st floor bathroom, 3 double bedrooms, gas central heating with a Baxi boiler, double glazed windows, 3 off road parking spaces and garage en block opposite the house. A perfect opportunity to put your own stamp on a property and create a home to suit your individual taste.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

43 Diamond Close, Ipswich, Suffolk, IP1 5HN

Ipswich

Photography Disclaimer
Some photographs may have been digitally enhanced or adjusted using AI for presentation purposes. These enhancements are intended to provide an attractive representation of the property for marketing purposes. Prospective purchasers are advised to satisfy themselves as to the property's condition, appearance and features when viewing.

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.

In summary, this THREE bedroom end town house house in Diamond Close with off road parking for 3 cars and a garage is a promising prospect for anyone looking to create their dream home in Ipswich with its potential for improvement and great location with convenient access to the town and A12/14 links to Colchester and Bury St Edmunds.

Double glazed door to

ENTRANCE PORCH:
Useful space for coats and shoes, door to

LOUNGE: 15'9 x 14'5 (4.80m x 4.39m)
Double glazed to window, radiator, laminate flooring, door to stairs, door to

KITCHEN/DINER: 15'9 x 13'2 (4.80m x 4.01m)
Double glazed window and door to rear. Range of wall and base units, sink and drainer, drawers, worktops, space for appliances, integrated electric double oven and gas hob with a extractor hood over, tiled splash backs, radiator, 3 built in cupboards (one cupboard houses the Baxi boiler). This light and airy space has views of the rear garden.

1st FLOOR LANDING:
Loft access, doors to

BEDROOM ONE: 15'9 x 8'9 (4.80m x 2.67m)
Double glazed window to front, radiator and built in cupboard.

BEDROOM TWO: 10'9 x 10 (3.28m x 3.05m)
Double glazed window to rear, 2 built in cupboards and a radiator.

BEDROOM THREE: 11'9 x 6'6 (3.58m x 1.98m)
Double glazed window to front and a radiator.

BATHROOM:
Double glazed window to rear, bath with a mixer shower tap and shower head, also and electric shower, tiled walls, hand wash basin, W.C and a radiator.

OUTSIDE:
To the front you benefit from a block paved & concrete driveway & providing off road parking for 2 cars, side access leads to the rear via a gate. Directly opposite you have convenient access to a garage in a block via a driveway with a further parking space.

The enclosed rear garden is designed for low maintenance and enjoys artificial lawn, decking area, patio, raised flower/shrub bed and a shed.

GARAGE EN BLOC - OPPOSITE PROPERTY
3rd parking space and garage

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