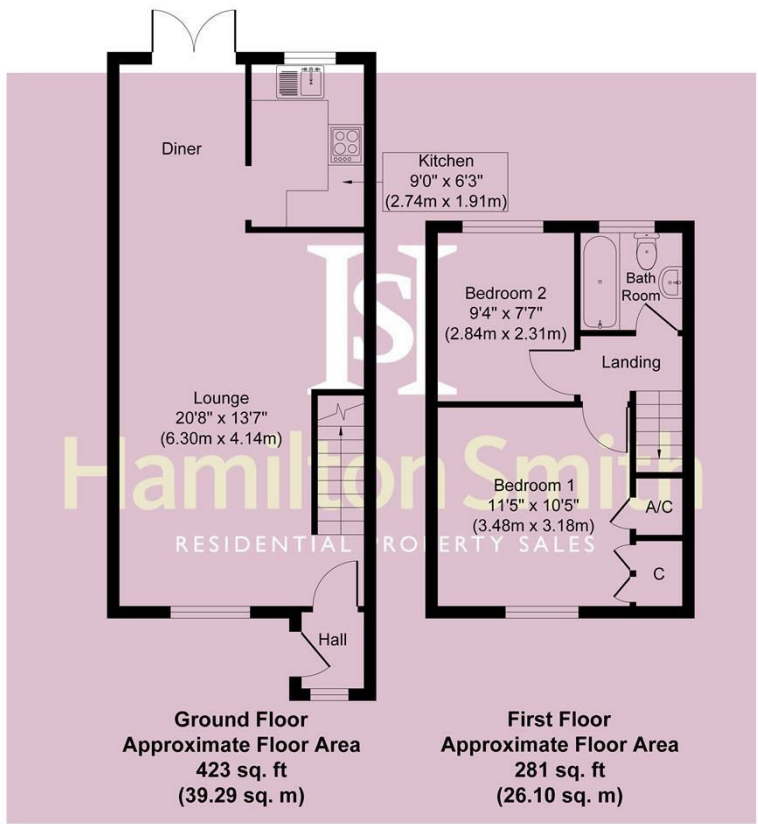
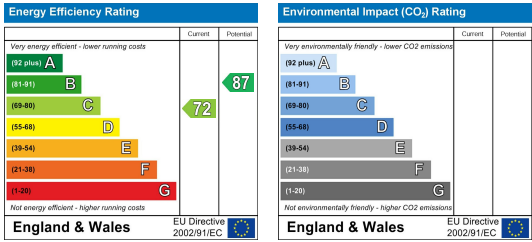




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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THE PROPERTY MISDESCRIPTIONS ACT 1991

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31 Buttercup Close, Ipswich IP8 3RG £190,000

Hamilton Smith are pleased to offer this TWO DOUBLE bedroom house, located on the sought after Pinewood development being accessible for local parks, shops, schools and 15 minute drive to East Bergholt schools. Benefits include TWO OFF ROAD PARKING spaces, modern double glazed windows, 1st floor bathroom, gas central heating, rear gardens and offered with no onward chain. Now in need of further updating. Call now to book your viewing to appreciate the accommodation on offer.



31 Buttercup Close, Ipswich, IP8 3RG

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 is ready to move into, offered with no onward chain, allowing for a smooth and straightforward purchase process. The property benefits from having a porch, gas central heating with a combi boiler thats been serviced annually and has modern double glazed windows. It now requires some further updating, providing you with the perfect canvas to personalise and enhance your living space to suit your tastes and lifestyle. This is an ideal opportunity for first-time buyers or those looking to invest in a property with potential.

In summary, this two-bedroom house in Buttercup Close with off road parking for 2 cars 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, train station and A12/14 links to Colchester and Bury St Edmunds.

Front door to

HALL:

Double glazed window to front, door to

LOUNGE/DINER: 20'8 x 13'7 (6.30m x 4.14m)

Double lazed window to front, radiator, stairs to 1st floor, through to kitchen, double glazed doors to rear garden.

KITCHEN: 9 x 6'3 (2.74m x 1.91m)

Double glazed window to rear, wall and base units, space for appliances, work surface, sink and drainer, tiled splash backs and boiler..

1st FLOOR LANDING:

Doors off

BEDROOM ONE: 11'5 x 10'5 (3.48m x 3.18m)

Double glazed window to front, built in cupboard and airing cupboard with hot water cylinder.

BEDROOM TWO: 9'4 x 7'7 (2.84m x 2.31m)

Double glazed window to rear, radiator and loft access.

BATHROOM:

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

OUTSIDE:

To the front is a an open plan garden with a driveway providing off road parking. There is the benefit of a further parking space to the side.

The rear garden is un over looked with a lawn, patio and raised area.

ADDITIONAL PARKING SPACE:

As well as off road parking on the front there is an allocated parking space to the side.

IPSWICH OFFICE:

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

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