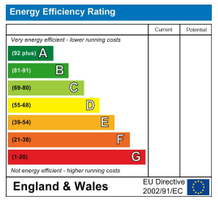

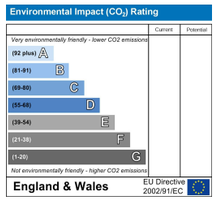

THE PROPERTY MISDESCRIPTIONS ACT 1991

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

48 Congreve Road, Ipswich IP1 6AJ

£340,000

An EXTENDED 3/4 bedroom semi-detached house located on the Crofts, north west Ipswich. This SPACIOUS and well presented home has recently been freshly decorated throughout and enjoys a beautiful open plan kitchen/diner, ground floor bedroom or study with an en-suite shower and a 1st floor family bathroom. Landscaped rear garden, off road parking and offered with no onward chain.

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48 Congreve Road, Ipswich, IP1 6AJ

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.

This delightful property boasts an entrance hallway, lounge, open plan modern fitted kitchen and dining space, utility room, four spacious bedrooms, (3 beds on the 1st floor and 1 bed in the converted garage on the ground floornbenefiting from an en-suite shower room) 1st floor bathroom, recently decorated throughout, landscaped rear garden, making it an ideal family home or for those seeking extra space or a home office. There is off road parking and offered with no onward chain.

Situated in a desirable area of Ipswich, this extended semi-detached house with it's garage converted into a useful space for either a ground floor bedroom (bedroom 4) with an en-suite shower room is conveniently located near local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. Do not miss the chance to view this lovely property; it truly is a gem.

Double glazed door to

ENTRANCE HALL:

Stairs to1st floor, cupboard with electrics, radiator and doors off.

LOUNGE: 15'9 x 10'9 (4.80m x 3.28m)

Double glazed window to front, laminated floor and a radiator.

OPEN PLAN KITCHEN/DINER: 17'3 x 8'9 (5.26m x 2.67m)

DINING ROOM: 9'2 x 7'7 (2.79m x 2.31m)

GROUND FLOOR BEDROOM FOUR/STUDY: 9'7 x 8'2 (2.92m x 2.49m)

Converted from garage - with double glazed window to front, radiator, laminated floor, door to...

GROUND FLOOR EN-SUITE SHOWER ROOM (WET ROOM):

Open shower wet room, W.C , hand wash basin, radiator and extractor.

1st FLOOR LANDING:

Double glazed window to side, doors off.

BEDROOM ONE: 12'8 x 9 + wardrobe (3.86m x 2.74m + wardrobe)

Double glazed window to front, fitted wardrobes and a radiator.

BEDROOM TWO: 11'9 x 9'9 (3.58m x 2.97m)

double glazed window to rear, built in cupboard and a radiator.

BEDROOM THREE: 8'8 x 7 (2.64m x 2.13m)

Double glazed window to rear and a radiator.

BATHROOM:

Double glazed window to front. Bath with mixer shower tap and glass screen, hand wash basin, W/C, part tiled and a radiator.

OUTSIDE:

One of the standout features of this property is the beautifully landscaped rear garden. This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil environment. The garden offers a wonderful space and enjoys a new lawn, mature shrubs, patio, shingle area and outside tap.

IPSWICH OFFICE:

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