

113 Back Hamlet, Ipswich, IP3 8AW



**Freehold**

Guide Price

**£250,000**

Subject to contract

**Parking to rear**

3 bedrooms  
2 reception rooms  
Bathroom





Positioned within easy access to Ipswich town centre is this mid terrace house. It has two reception rooms and is offered for sale with no onward chain.

# Some details

## General information

Positioned within easy access to Ipswich town centre is this mid terrace house. It has parking to the rear, two reception rooms and is offered for sale with no onward chain. The property also has double glazing and gas central heating (not tested).

The reception hall has stairs to the first floor and doors off. The sitting room has bay window to the front and feature fireplace. The dining room has a window to the rear, feature fireplace, an understair cupboard and door to the kitchen.

The kitchen has window and door to the side providing access to the rear garden, the matching base and eye-level units are bespoke with contrasting wood and granite work surfaces with sink inset. There is space for a range cooker, extractor hood and space for other appliances along with a door to the bathroom. The bathroom has a windows to the rear and wide, a white suite of bath with shower over, WC, basin and there is space for a washing machine.

The landing has an airing cupboard and doors to all bedrooms. Bedroom one has two windows to the front and bedrooms two and three are located to the rear.

## Entrance hall

### Sitting room

13' 3" x 10' 11" (4.04m x 3.33m)

### Dining room

12' 1" x 11' 6" (3.68m x 3.51m)

### Kitchen

9' 11" x 7' 11" (3.02m x 2.41m)

### Bathroom

8' x 5' 7" (2.44m x 1.7m)

## Landing

### Bedroom one

14' 3" x 11' 1" (4.34m x 3.38m)

### Bedroom two

12' 4" x 8' 11" (3.76m x 2.72m)

### Bedroom three

10' " x 7' 10" (3.05m x 2.39m)

## Outside

To the front of the property is a gate with brick boundary and path to the front door.

The rear garden has a patio area, brick built storage and the remainder is predominantly laid to lawn with path to the rear where there is a hardstanding area for parking.

## Location

The property is located to the east of Ipswich providing excellent access to Alexandra Park and the town centre which offers shopping facilities, coffee houses, bars and restaurants. Ipswich Waterfront is also nearby with a further selection of bars and restaurants.

## Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - E

Our ref – RMB

## Directions

Heading out of town in an easterly direction along Crown proceed onto Woodbridge Road taking a right into Argyle Street. Proceed over the traffic lights onto Grimwade Street keeping in the left hand lane and turning into Fore Street. Take the first left into Back Hamlet and proceed along passing the entrance to Alexandra Park and the property will be located on the left hand side.

## Further information

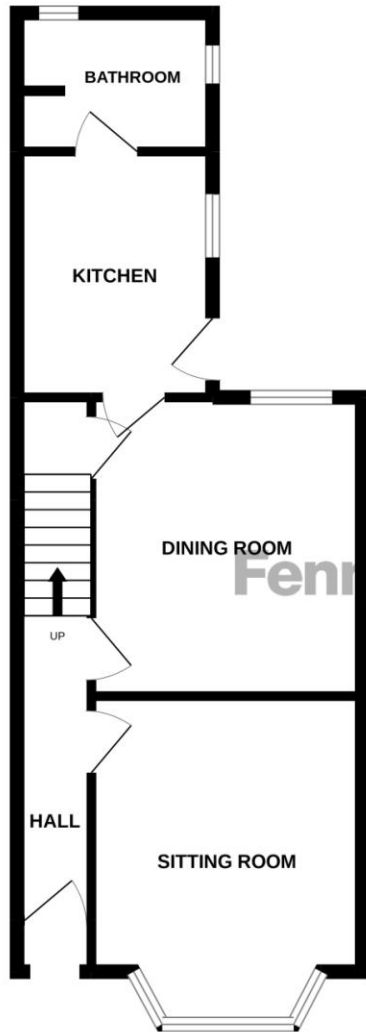
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## Viewing

To make an appointment to view this property please call us on 01473 232 700.

GROUND FLOOR



1ST FLOOR



To find out more or book a viewing

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