



**88 Hogarth Road,
Ipswich, Suffolk, IP3**

Offers in the region of: £210,000



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To arrange a viewing please call the Ipswich office
on **01473 211705**

Accommodation Summary:

- Mid- Terrace Family Home
- Gas Heating system via Radiators
- No Onward Chain
- Three Bedrooms
- Ideally Located for the Waterfront, Holly Wells Park & Landseer Park
- Good Size Enclosed Rear Garden

Description:

Palmer & Partners are delighted to offer for sale this mid terrace three bedroom family home with many benefits, some of which include double glazed windows, gas central heating via radiators, conservatory, a good size enclosed rear garden, and is being offered for sale with no onward chain. As Agents we would recommend the earliest of viewings to appreciate the accommodation on offer which comprises; entrance hall, lounge, kitchen, small lobby area, conservatory, ground floor shower-room and separate WC, first floor landing and three bedrooms.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.

Mid- Terrace Family Home
Three Bedrooms
Gas Heating system via Radiators
No Onward Chain
Good Size Enclosed Rear Garden
Off Road Parking
Popular Location
Southeast of Ipswich
Conservatory
Ideally Located for the Waterfront, Holly Wells Park & Landseer Park

EPC Rating- C





Rooms:

Outside- Front There is a off road parking to the front behind double iron gates with pathway to the front door.

Entrance Hall Radiator, and stairs up to the first floor.

Lounge 13'9" (4.19) (13'9" (4.2)) x 13' (3.96) (13' (3.96)). Window to the front aspect, brick built fireplace with gas fire, radiator, and large storage cupboard big enough to house an American style fridge freezer.

Kitchen 10'7" (3.23) (10'7" (3.23)) x 8' (2.44) (8' (2.44)). Fitted with a range of eye and base level units, inset sink and drainer, space and plumbing for washing machine and integrated oven, gas hob, with extractor over, window through to conservatory and radiator.

Lobby Area Door to;

Conservatory 12' (3.66) (12' (3.66)) x 12' (3.66) (12' (3.66)). Door to rear aspect and radiator.

Ground Floor Shower- Room Two piece suite comprising shower cubicle and hand wash basin with storage beneath, and upright radiator.

WC Low-level WC, upright radiator and window to the rear aspect.

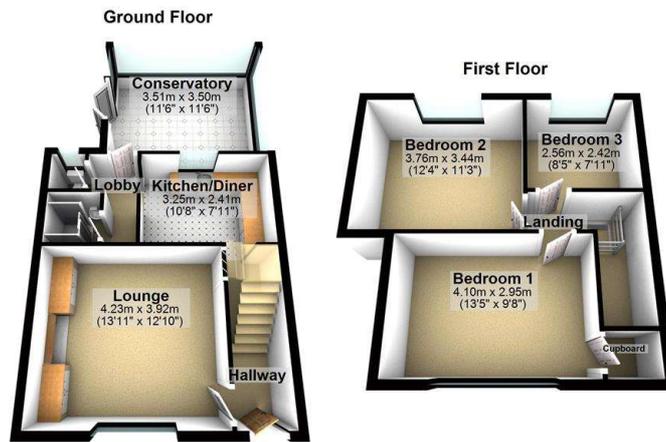
First Floor Landing Doors to;

Bedroom One 13'9" (4.19) (13'9" (4.2)) x 9'7" (2.92) (9'7" (2.92)). Window to the front aspect and radiator.

Bedroom Two 12'1" (3.68) (12'1" (3.68)) x 11'4" (3.45) (11'3" (3.43)). Window to the rear aspect and radiator.

Bedroom Three 8'4" (2.54) (8'4" (2.54)) x 8' (2.44) (8' (2.44)). Window to the rear aspect and radiator.

Outside -Rear The good size rear garden is paved with raised flowerbed and shrub borders, large wooden shed, side gate access via a shared passage leading back to the front.



Directions:

Local Authority:
Tenure: Freehold