



**Hartley Street, Ipswich, IP2 8DR**

**welcome to**

## **Hartley Street, Ipswich**

This well-presented, semi-detached home benefits from three bedroom, a lounge/diner, a ground floor bathroom, a landscaped rear garden and is located within easy reach of Ipswich Town Centre and Train Station.

### **Entrance Hall**

Marble effect flooring, a feature archway and a built in storage cupboard.

### **Lounge/Diner**

Double glazed windows to the front and rear, wood effect flooring, TV point, one radiator, space for a log burner, a brick effect chimney breast and one radiator.

### **Kitchen**

Marble effect flooring, one radiator, double glazed window to the side, a door to the garden, stairs to the first floor, a wall mounted boiler, eye and base level units in grey with wood effect worktop surfaces, an integrated oven with gas hob and extractor hood, white tiled splashback, a stainless steel sink plus drainer and chrome mixer tap and space for a washing machine and fridge/freezer.

### **Ground Floor Bathroom**

Tiled effect flooring, tiled walls, double glazed window to the rear and side, low level WC, vanity sink, extractor fan, one radiator, a bath with glass enclosure and two shower attachments.

### **First Floor Landing**

Carpet flooring, a storage cupboard and spotlights.

### **Master Bedroom**

Double glazed window to the front, one radiator, a feature archway and carpet flooring.

### **Bedroom Two**

Double glazed window to the rear, carpet flooring and one radiator.

### **Bedroom Three**

Double glazed window to the rear, carpet flooring, a built in storage and one radiator.

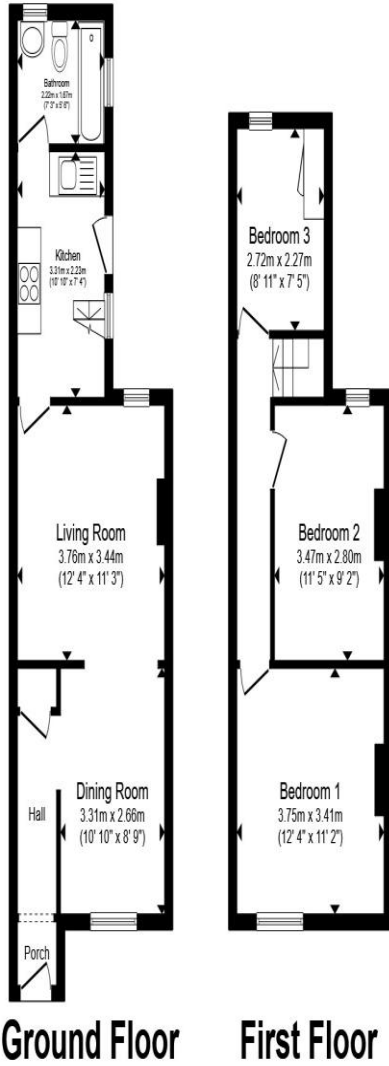
### **Outside:**

#### **Front Garden**

A small paved area and electric meter.

#### **Rear Garden**

Landscaped rear garden with a side access, fully enclosed border, a patio seating area, artificial grass, flower beds and a shed.



Total floor area 72.3 m<sup>2</sup> (778 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Hartley Street,**  
**Ipswich**

- Three bedrooms
- Lounge/diner
- Ground floor bathroom
- Landscaped rear garden
- On street parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers in excess of  
**£160,000**



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Property Ref:  
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