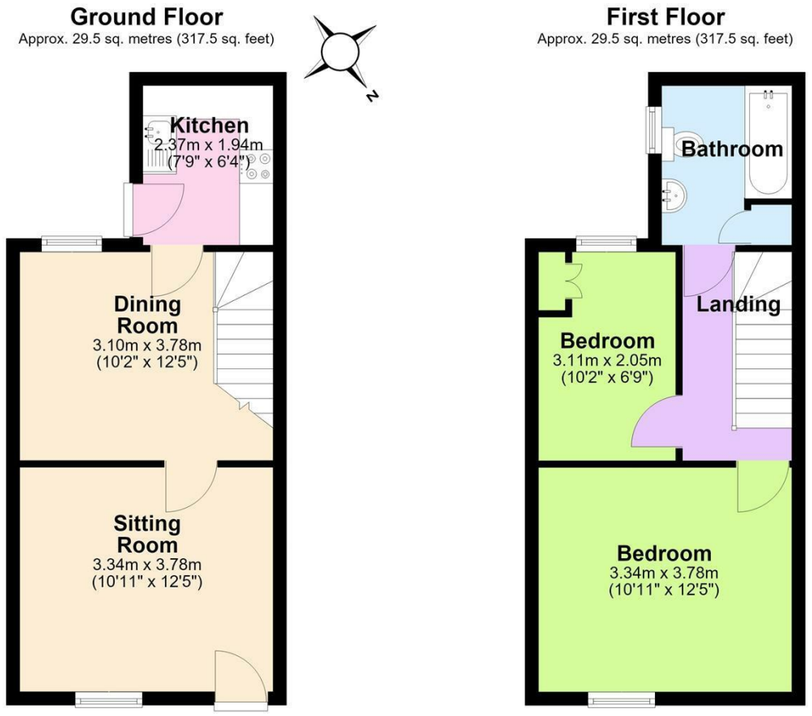
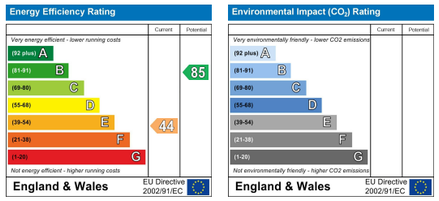


Total area: approx. 59.0 sq. metres (634.9 sq. feet)



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



14 High Street, Sproughton IP8 3AH

£170,000

Offering Excellent Potential - An established two-bedroom mid-terraced property situated in the sought after Sproughton village, near Ipswich. An ideal opportunity for purchasers looking to update and improve a home to their own taste and requirements. The property benefits from double-glazed windows, 1st floor bathroom, front and rear gardens. NO ONWARD CHAIN - Contact us now to book your viewing.







Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

14 High Street, Sproughton, IP8 3AH

Front door to

LOUNGE: 12'5 x 10'11 (3.78m x 3.33m)
Double glazed window to front, built in storage cupboard, feature brick chimney and fire place (not tested) door to

DINING ROOM: 12'5 x 10'2 (3.78m x 3.10m)
Double glazed window to rear, storage heater, under stairs storage cupboard, door to

KITCHEN: 7'9 x 6'4 (2.36m x 1.93m)
Double glazed window to side. Range of wall and base units, sink and drainer, drawers, worktops, space for appliances tiled splash backs. Double glazed door to outside.

1st FLOOR LANDING:
Storage heater, doors off

BEDROOM ONE: 12'5 x 10'11 (3.78m x 3.33m)
Double glazed window to front.

BEDROOM TWO: 10'2 x 6'9 (3.10m x 2.06m)
Double glazed window to rear.

BATHROOM:
Double glazed window to side, bath with mixer shower tap, hand wash basin, W.C, part tiled walls and an electric towel rail.

OUTSIDE:

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







