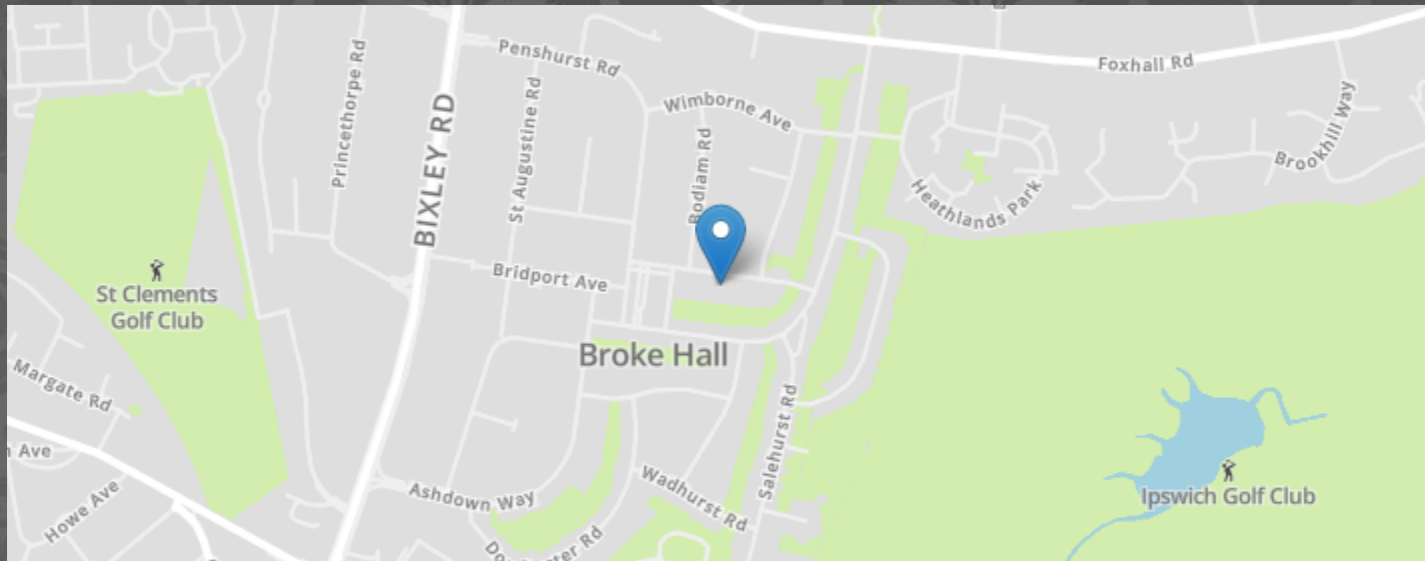


Wareham Avenue, Ipswich



MARKS & MANN



- FOUR BEDROOM SEMI DETACHED HOUSE WITH NO ONWARD CHAIN
- POPULAR BROKE HALL DEVELOPMENT IN EAST IPSWICH
- KITCHEN/BREAKFAST ROOM
- LOUNGE 4.76M X 3.43M
- FRONT & LANDSCAPE REAR GARDEN 20M X 10M
- RARELY AVAILABLE IN VALUER'S OPINION
- IN NEED OF A DEGREE OF UPDATING (VALUER'S OPINION)
- CLOAKROOM & FIRST FLOOR BATHROOM
- DINING ROOM 2.82M X 2.79M
- GARAGE & DRIVEWAY PROVIDING OFF ROAD PARKING

MARKS & MANN

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Wareham Avenue, Ipswich

Marks & Mann are delighted to offer for sale with NO ONWARD CHAIN THIS RARELY AVAILABLE FOUR BEDROOM SEMI DETACHED FAMILY HOME located on the popular Broke Hall development in east Ipswich. The property is in need of a degree of updating and benefits from ground floor cloakroom, first floor family bathroom, kitchen/breakfast room, two reception rooms, landscaped rear garden, front garden, garage and driveway providing off road parking.

Early viewing is highly recommended. Internal photos coming soon.

£375,000 Offers in Excess of

Wareham Avenue, Ipswich

Front Garden

Laid to lawn with plant/shrub borders. Hard standing providing off road parking leading to the garage.

Entrance Porch

Double glazed door to front. Storage cupboard.

Hallway

Coved ceiling. Stairs leading to first floor. Radiator.

Cloakroom

Double glazed window to side. Low-level WC. Wash hand basin.

Lounge

15' 7" x 11' 3" (4.76m x 3.43m)
Double glazed window to front. Coved ceiling. Radiator. Gas fire. French doors to:

Dining Room

9' 3" x 9' 2" (2.82m x 2.79m)
Double glazed window to rear. Radiator. French doors to lounge.

Kitchen/Breakfast Room

16' 2" x 9' 2" (4.93m x 2.80m)
Double glazed window to rear. Double glazed door to side. Floor standing boiler. Range of eye level units and range of base units with cupboards and drawers. Space for washing machine. Single drainer sink unit. Fitted oven and electric hob. Radiator.

Landing

Double glazed window to front. Storage cupboard.

Bedroom One

13' 11" x 11' 3" (4.24m x 3.44m)
Double glazed window to front. Radiator. Coved ceiling.

Bedroom Two

11' 3" x 11' 1" (3.44m x 3.37m)
Double glazed window to rear. Radiator. Built in wardrobe.

Bedroom Three

12' 3" x 9' 2" (3.74m x 2.80m)
Double glazed window to rear. Radiator. Built in wardrobe.

Bedroom Four

8' 6" x 7' 10" (2.59m x 2.39m)
Double glazed window to front. Radiator.

Bathroom

Double glazed window to side. Part tiled. Low-level WC. Hand wash basin. Panelled bath. Heated towel rail.

Outside

65' 7" x 32' 10" (20.00m x 10.00m)
Landscape rear garden. Panelled fencing to side and rear. Laid to lawn with flower/plant/shrub borders. Gate to front. Shed. Garage to the front with up and over door

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

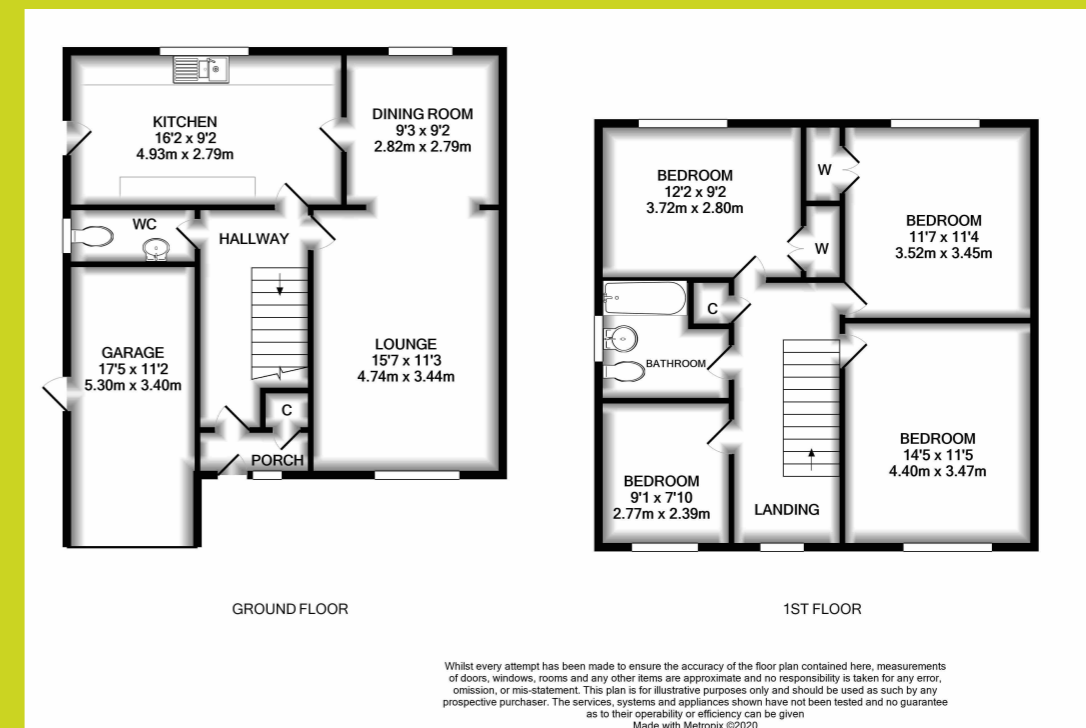
New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money laundering regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band

At the time of instruction the council tax band for this property is band D.



The above floor plans are not to scale and are shown for indication purposes only.

