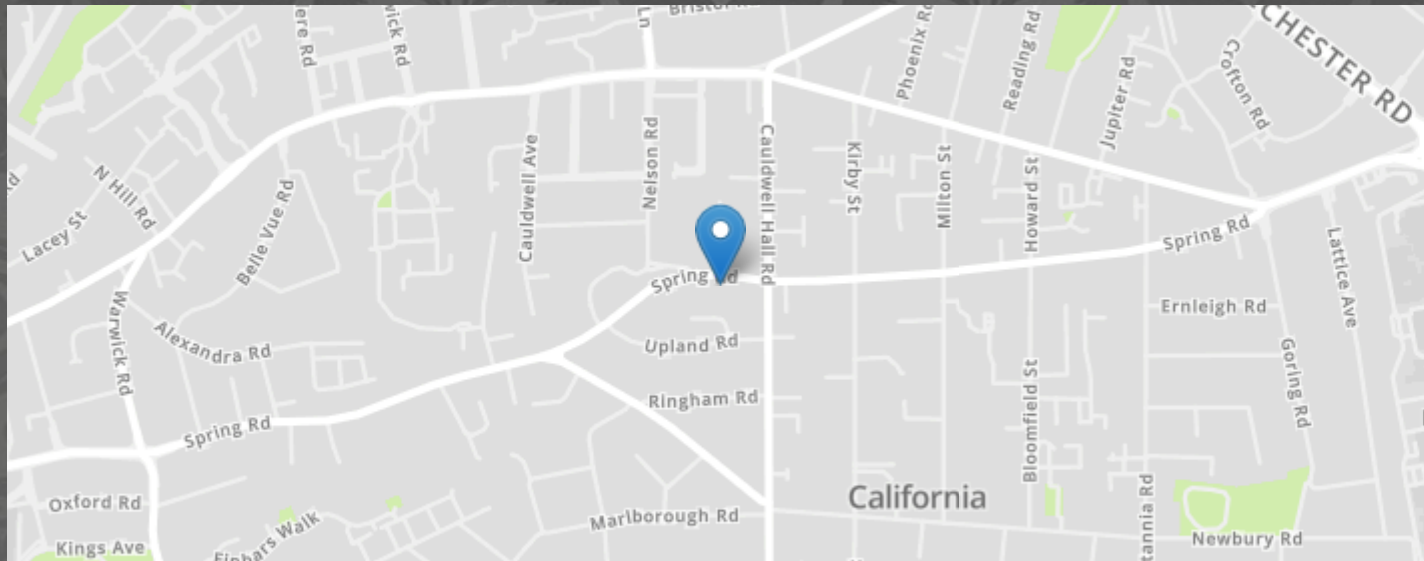


Spring Road, Ipswich



- GARDEN
- CLOSE TO AMENITIES
- TWO RECEPTION ROOMS
- DOUBLE GLAZED
- IDEAL LOCATION
- THREE BEDROOMS
- GAS CENTRAL HEATING
- WELL KEPT

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Spring Road, Ipswich

We are pleased to be marketing this well kept three bedroom home. Positioned in an ideal location the property sits close to amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room, dining room, kitchen and bathroom. To the first floor: Landing, bedroom one, bedroom two, bedroom three and WC. Externally the property benefits from a garden to the rear aspect.

The property is vacant and being sold with no forward chain.

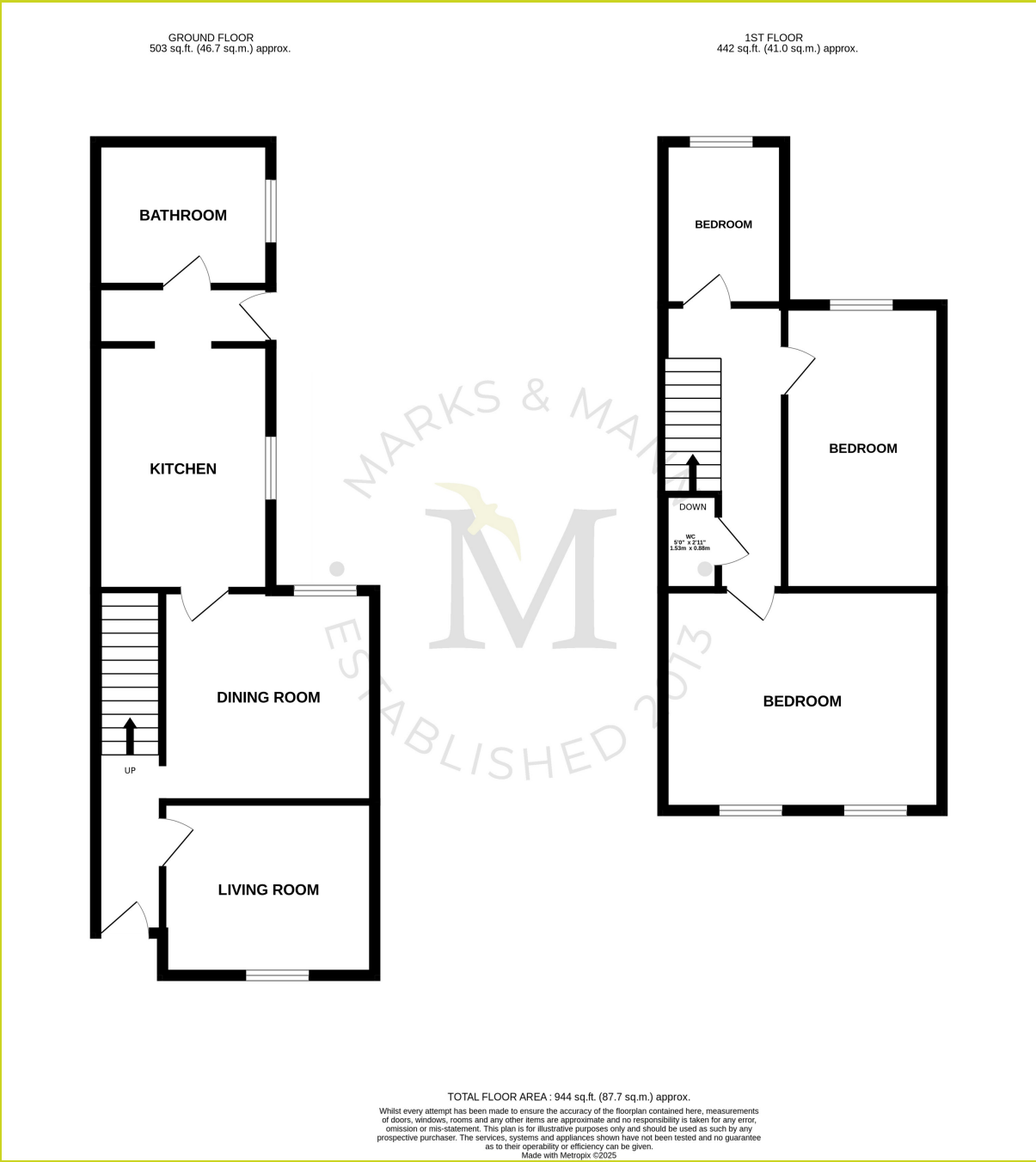
Call now to register your interest and arrange a private first hand viewing.

£220,000

Spring Road, Ipswich

Entrance hall Front door, radiator.	Bedroom three 2.42m x 3.04m (7' 11" x 10' 0") Double glazed window to rear aspect, radiator.
Living room 3.29m x 3.50m (10' 10" x 11' 6") Fire place, radiator, double glazed window to front aspect.	Garden Patio space, lawn, garden shed x2.
Dining room 4.29m x 3.48m (14' 1" x 11' 5") Double glazed window to rear aspect, radiator.	Location Ipswich is a town with lots to offer including restaurants, university, local parks, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.
Kitchen 3.04m x 2.43m (10' 0" x 8' 0") Hob, extractor, double glazed window to side aspect.	Important information Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band A. EPC rating: TBC
Bathroom Bath with electric shower over, low level WC, hand wash basin, double glazed window to side aspect.	Directions Using a SatNav, please use IP4 5NL as the point of destination.
Landing Radiator	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.
Cloakroom Low level WC	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.
Bedroom one 4.32m x 3.52m (14' 2" x 11' 7") Double glazed window/S to front aspect x2, radiator.	Council Tax Band At the time of writing the council tax band for this property is band A.
Bedroom two 2.65m x 3.50m (8' 8" x 11' 6") Double glazed window to rear aspect, radiator.	

Spring Road, Ipswich



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

