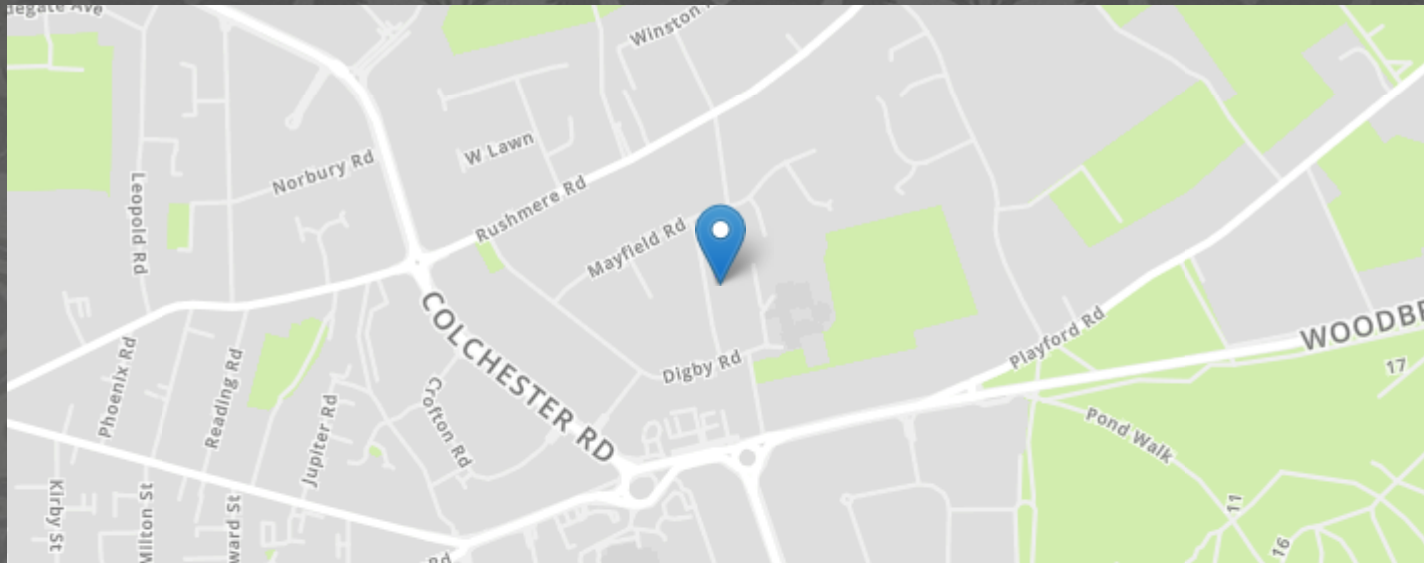


Ladywood Road, Ipswich



- SOLAR PANELS WITH BATTERY
- GARDEN ROOM/OFFICE
- CLOSE TO SCHOOLS
- GAS CENTRAL HEATING
- FRONT AND REAR GARDEN
- OFF ROAD PARKING
- IDEAL LOCATION
- DOUBLE GLAZING
- WET ROOM
- 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



Ladywood Road, Ipswich

Introduced to the market for sale is this well kept and well presented three bedroom semi detached home. Positioned in an ideal location the property is set close to schools and amenities.

Internally the property benefits from, on the ground floor: Porch, entrance hall, living room, study, kitchen and wet room. To the first floor: Landing, bedroom one, bedroom two, bedroom three, bathroom and WC. Externally the property benefits from off road parking for multiple vehicles, garden space to the front and to the rear aspect is a garden evidently kept with love and contains a newly built garden room/office.

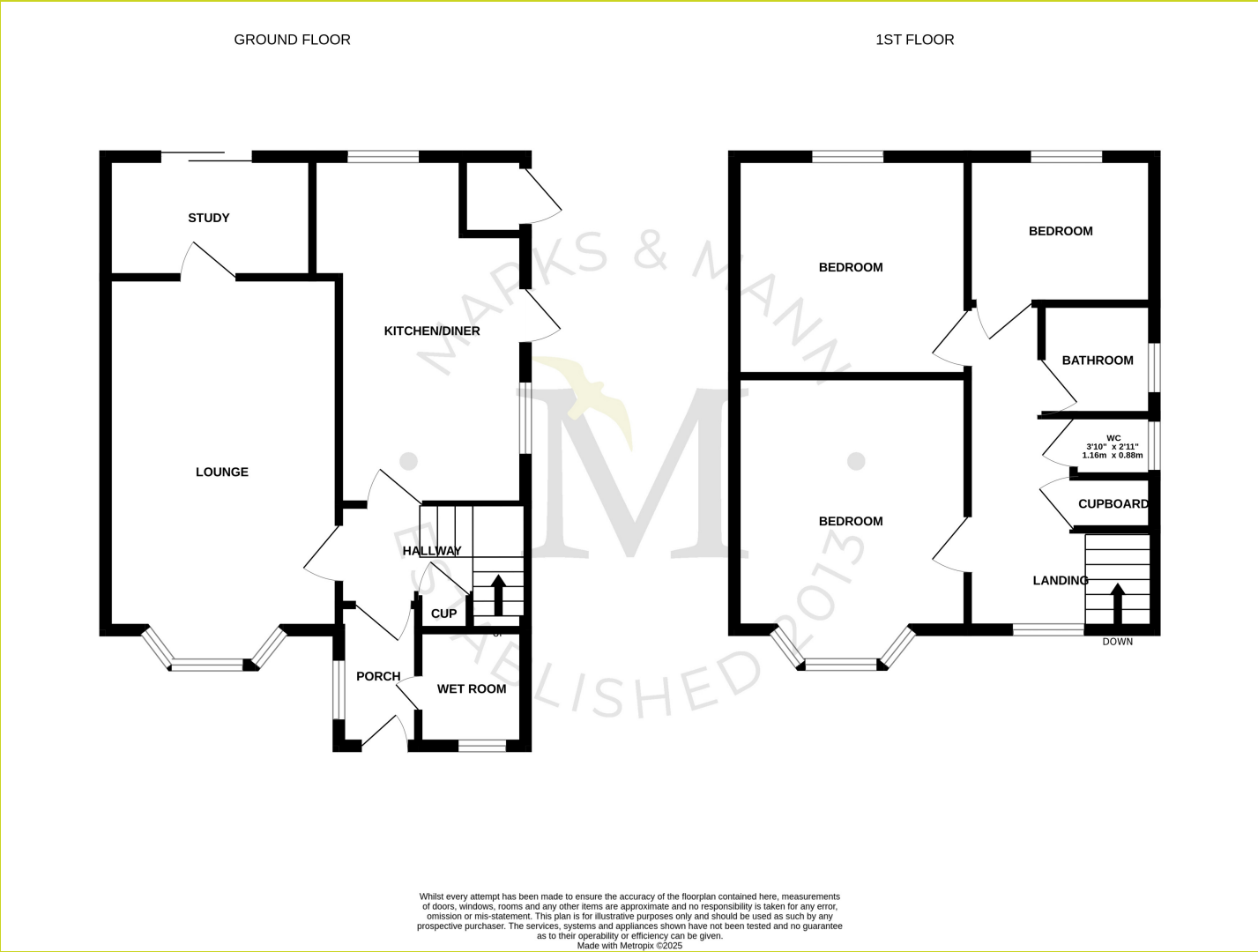
Call now to register your interest and arrange a private first hand viewing.

£350,000 Offers in Excess of

Ladywood Road, Ipswich

Porch	Bedroom three
Front door	2.73m x 2.10m (8' 11" x 6' 11") Double glazed window to rear aspect, radiator, built in wardrobe.
Entrance hall	Bathroom
Radiator, front door, under stairs storage, double glazed window to side aspect.	Bath with shower fitting, hand wash basin, radiator, double glazed window to side aspect.
Wet room	WC
Low level WC, shower, radiator, double glazed window to front aspect, hand wash basin.	Low level WC, radiator, double glazed window to side aspect.
Kitchen	Garden
2.70m x 5.32m (8' 10" x 17' 5") Double glazed window to rear and side aspect, door to side aspect, sink, hob, radiator.	Boiler housing/storage with space for washing machine and tumble dryer, lawn, pond, patio, shed x2, decking area. Garden room/office/study measuring 2.37m x 5.41m (7' 9" x 17' 9") sliding door to front, power and lighting.
Living room	Location
7.10m x 3.32m (23' 4" x 10' 11") Double glazed window to front aspect, radiator, fireplace.	Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.
Study	Directions
2.32m x 1.67m (7' 7" x 5' 6") Sliding door to rear aspect.	Using a SatNav, please use IP4 3NH as the point of destination.
Landing	Important information
Airing cupboard, double glazed window to front aspect.	Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band C EPC rating: TBC
Bedroom one	Disclaimer
2.69m x 3.73m (8' 10" x 12' 3") Double glazed window to front aspect, radiator, built-in wardrobes, fitted drawer unit.	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 writing the council tax band for this property is band C.
Bedroom two	
3.32m x 3.14m (10' 11" x 10' 4") Double glazed window to rear aspect, radiator, built-in wardrobe.	

Ladywood Road, Ipswich



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

