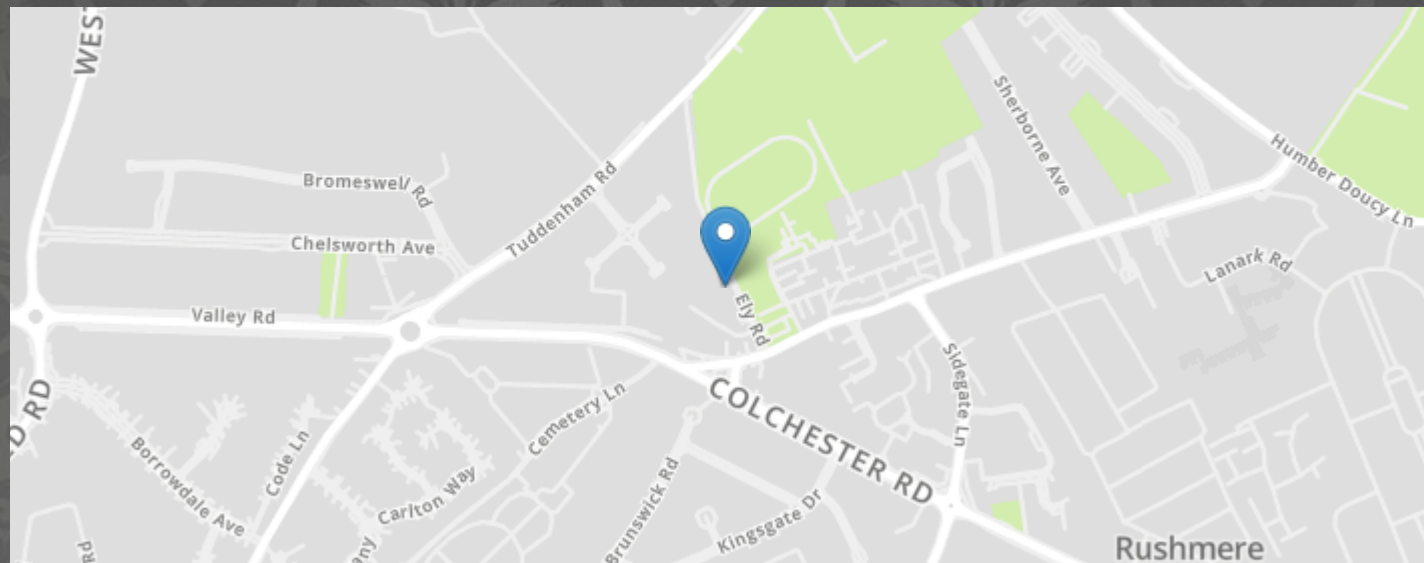


## Ely Road, Ipswich



- FRONT & BACK GARDENS
- IDEAL LOCATION
- GENEROUS REAR GARDEN
- CONSERVATORY
- NORTHGATE CATCHMENT
- THREE BEDROOM
- DOUBLE GLAZED
- FITTED BUILT IN WARDROBES

# MARKS & MANN

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

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## Ely Road, Ipswich

We are pleased to be marketing this well presented and well kept three bedroom semi-detached home. The property is positioned in an ideal location close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living/dining room, conservatory and kitchen. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the family bathroom. Externally the property benefits from a garden to the front aspect laid to lawn and a garden to the rear aspect which features a paved path down the garden, patio space, lawn, external WC, brick built storage shed, greenhouse and garage to the bottom.

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

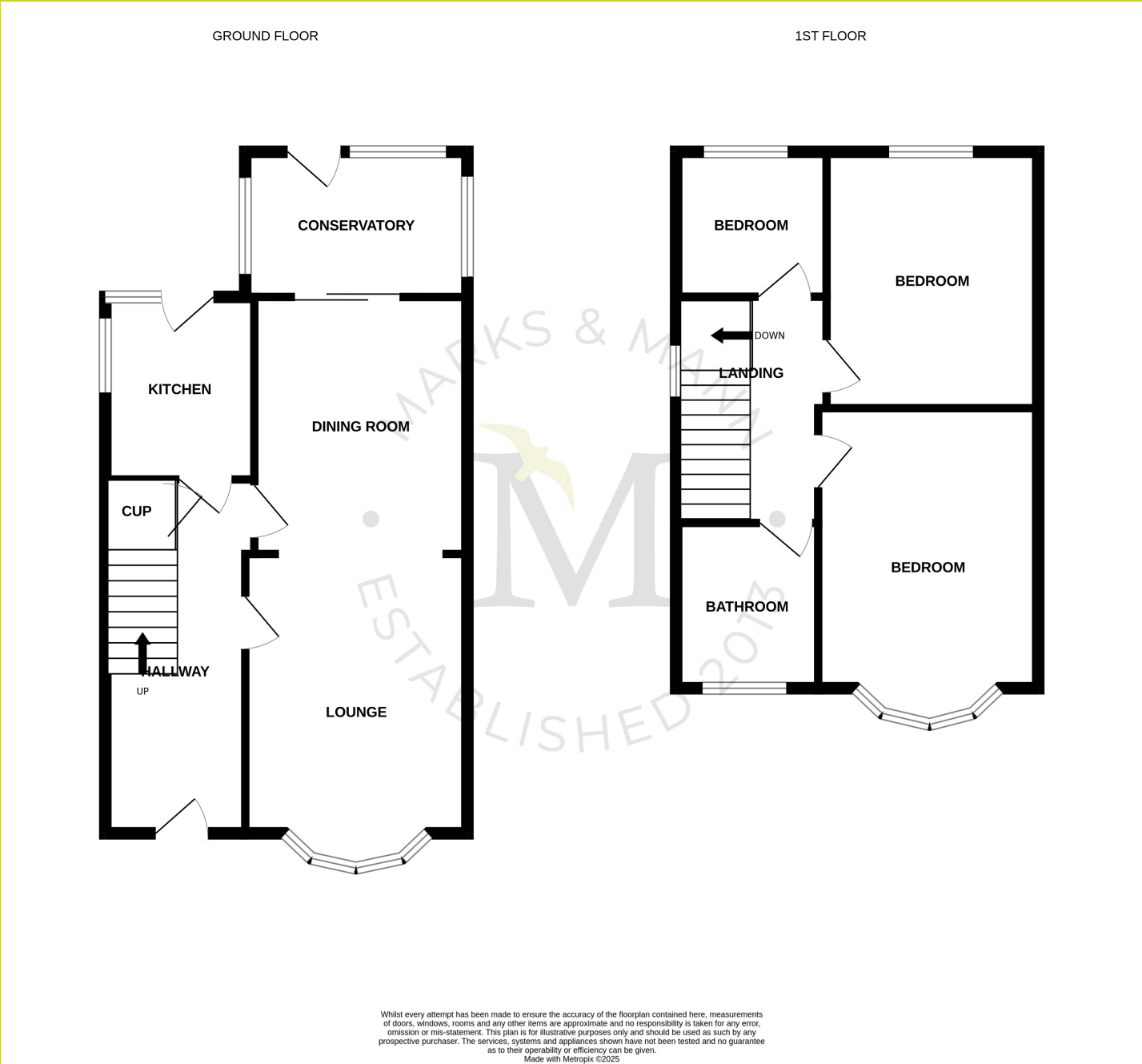
**£300,000**



Ely Road, Ipswich

<b>Entrance hall</b>  Front door, radiator, under stair storage.	<b>Outside</b>  Front garden laid to lawn with path leading up to front door, garden to rear aspect which features lawn, patio space, green house and garage to the bottom aspect.
<b>Living room</b>  3.46m x 4.00m (11' 4" x 13' 1") Double glazed window to front aspect, radiator.	<b>Location</b>  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.
<b>Dining room</b>  3.15m x 4.168m (10' 4" x 13' 8") Electric fire place, radiator, sliding door to rear aspect.	<b>Directions</b>  Using a SatNav, please use IP4 3BY as the point of destination.
<b>Conservatory</b>  1.979m x 3.005m (6' 6" x 9' 10") Radiator, door to rear aspect, double glazed windows side/S and rear.	<b>Important information</b>  Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band c. EPC rating: D
<b>Kitchen</b>  2.085m x 3.030m (6' 10" x 9' 11") Door to rear aspect, radiator, sink/draining board, extractor, double glazed window to side aspect.	<b>Disclaimer</b>  Disclaimer
<b>Landing</b>  Double glazed window to side aspect.	<b>Disclaimer</b>  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.
<b>Bedroom one</b>  3.203m x 4.002m (10' 6" x 13' 2") Radiator, double glazed window to front aspect.	<b>Money Laundering Regulations</b> 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.
<b>Bedroom two</b>  3.161m x 4.012m (10' 4" x 13' 2") Double glazed window to rear aspect, storage cupboard/boiler housing, radiator.	<b>Council Tax Band</b> At the time of writing the council tax band for this property is band C.
<b>Bedroom three</b>  2.087m x 3.017m (6' 10" x 9' 11") Double glazed window to rear aspect, radiator.	
<b>Bathroom</b>  Heated towel rail, double glazed window to front aspect, hand wash basin, low level WC, bath with shower over, ceiling spot lights.	
<b>Garden</b>  Paved path, lawn, patio space, green house, brick built storage shed, shed.	

Ely Road, Ipswich



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

