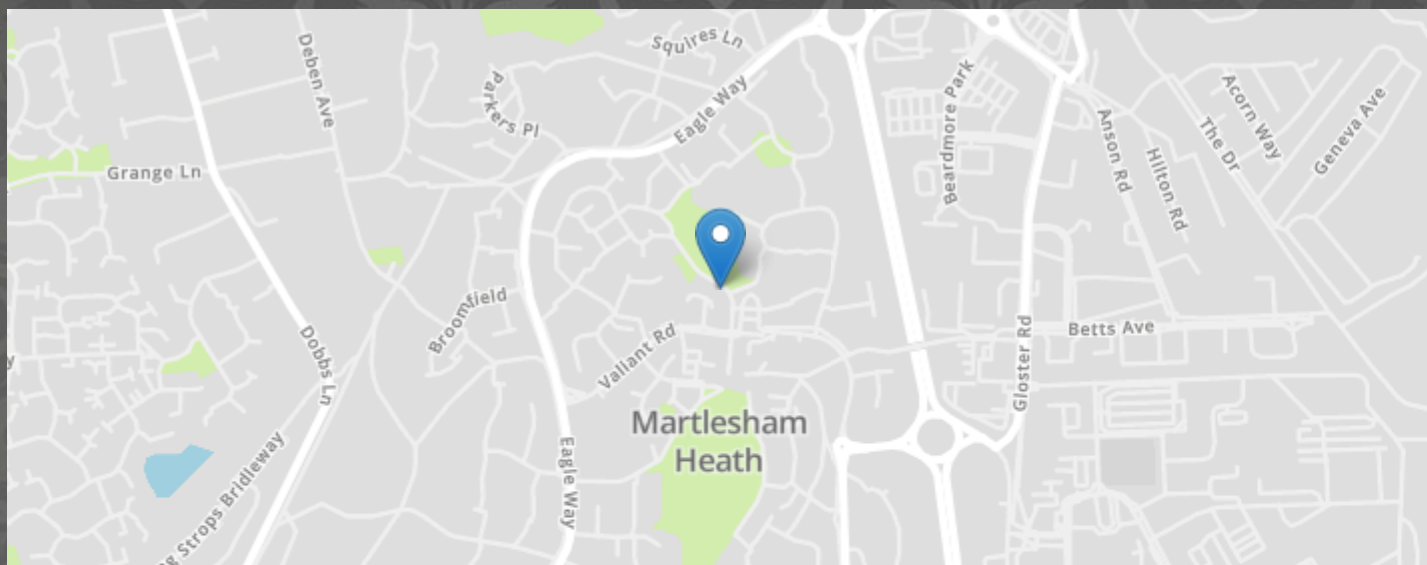


De Brink-on-the-Green, Martlesham Heath, Ipswich



MARKS & MANN



- NO ONWARD CHAIN
- OPEN-PLAN KITCHEN/DINING ROOM
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

- TWO BEDROOM TERRACED HOUSE
- OFF ROAD PARKING
- EASY ACCESS TO A12/A14



De Brink-on-the-Green, Martlesham Heath, Ipswich

Offered for sale with NO ONWARD CHAIN, on popular MARTLESHAM HEATH, is this TWO BEDROOM HOME, Accommodation comprises entrance hall, sitting room, kitchen/dining room, two bedrooms and a family bathroom. The property is located close to local schools (Kesgrave High School and Birchwood Primary School), shops, amenities and a frequent bus route, with easy access to both the A12 and A14.

MARKS & MANN

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£250,000

De Brink-on-the-Green, Martlesham Heath, Ipswich

Entrance Hall

Door to sitting room, stairs to first floor.

Sitting room

4.02m x 3.87m (13' 2" x 12' 8") Window to front, under stairs storage cupboard, door to:

Kitchen/dining room

4.32m x 2.59m (14' 2" x 8' 6") Window and French doors to rear, overlooking and leading into the rear garden. To one side there is space for a family dining table and at the other, there are a range of matching base and eye level units with worktops over, sink, single oven with gas hob and extractor fan over, space for a fridge/freezer and space and plumbing for a washing machine.

First floor landing

Doors to both bedrooms and the family bathroom.

Bedroom One

4.15m x 2.91m (13' 7" x 9' 7") Window to front, built in single & double wardrobe.

Bedroom Two

3.62m x 2.03m (11' 11" x 6' 8") Window to rear.

Family Bathroom

Panel enclosed bath with shower over, hand wash basin, WC and heated towel radiator.

Outside

The front of the property has been laid to stone with a path leading to the front door. There is a patio area to the immediate rear of the property with the remainder being mainly laid to artificial lawn, enclosed by wooden fencing, There is a garden shed and storage unit which we understand are to remain.

Important Information

Tenure- Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band B.
EPC rating TBC.
Our ref: SM/elr.

Location

Martlesham Heath is a fantastic development between the towns of Ipswich and Woodbridge. The village has many amenities, including a doctors, pharmacy, butchers, bakery, Morrisons Daily, church, public house, primary school and a village green with pavilion. In addition, there is an aviation museum, as well as Martlesham Retail Park with Tesco Extra, Next, M&S Food Hall, DIY stores, and other outlets.

Highly regarded primary and secondary schools are within easy reach, as is the popular market town of Woodbridge which sits along the River Deben, with an array of local and national shops, boutiques, restaurants and bars. For the commuter, the A12/A14 are both within easy reach, as is the mainline train station at Ipswich, with a direct link to London Liverpool Street.

Directions

Using a SatNav, please use IP5 3PJ as the point of destination.

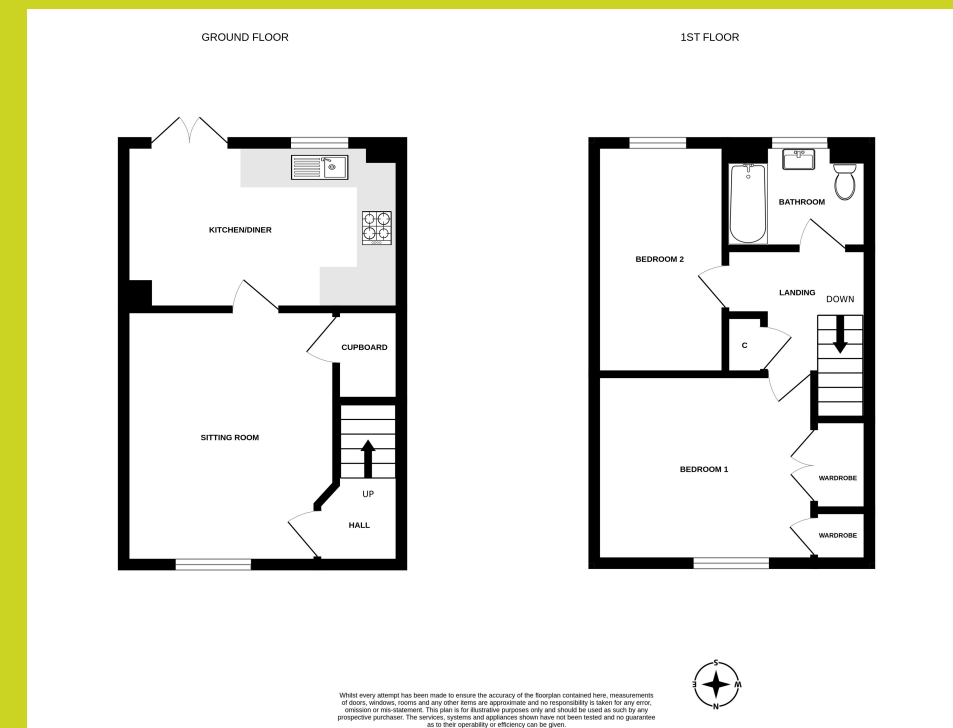
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Disclaimer

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.

Anti-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.



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

