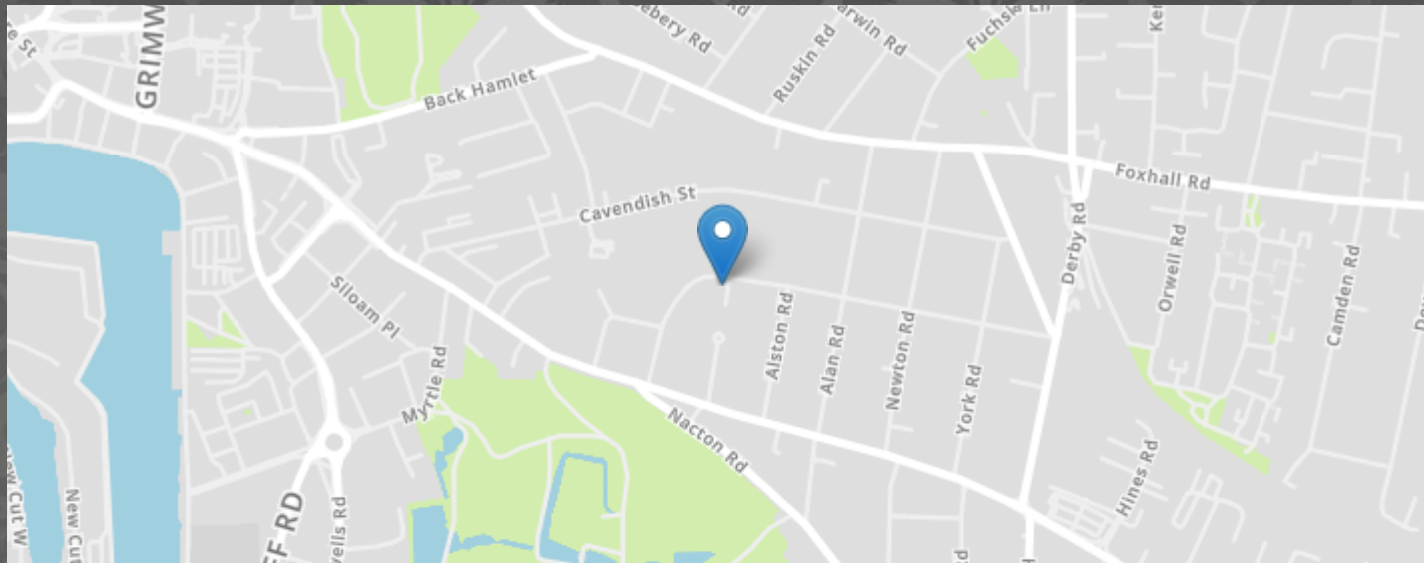


Rosehill Road, Ipswich



- ANNEXE
- WELL KEPT
- GARDEN
- FOUR BEDROOMS
- DOUBLE GLAZING

- OFF ROAD PARKING
- DETACHED
- IDEAL LOCATION
- CLOSE TO AMENITIES
- WELL PRESENTED

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Rosehill Road, Ipswich

We are pleased to introduce this four bedroom detached home to the market for sale which also offers an Annex to the rear. The property is located in an ideal location close to amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room and kitchen/diner. The property also benefits from an annexe which offers a living room, bedroom, kitchen, wet room and its own entrance/exit via the sun room. To the first floor: Landing, bedroom one, bedroom two, bedroom three, bedroom four and the bathroom. Externally the property benefits from off road parking for multiple vehicles plus a garden to the rear aspect.

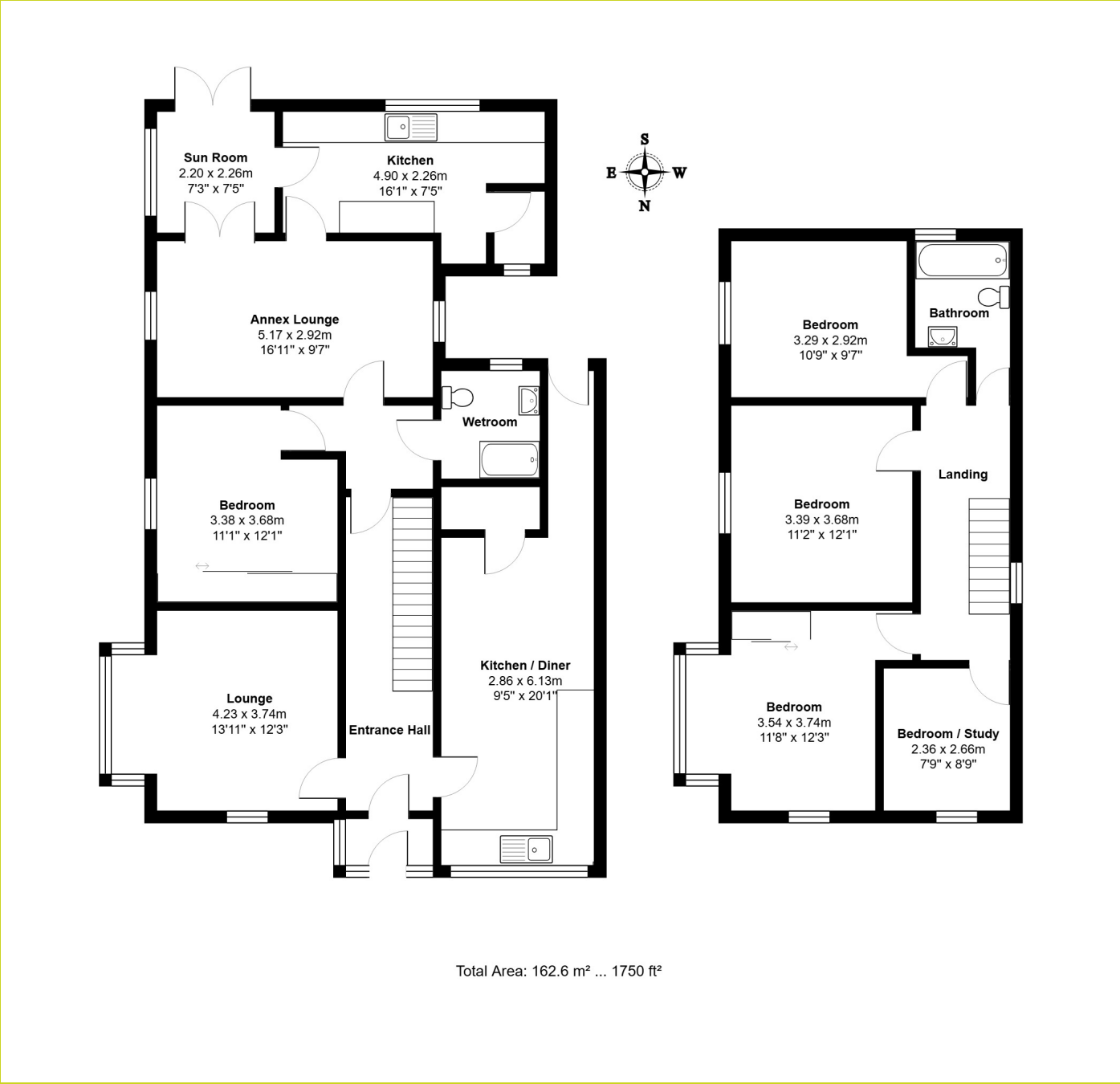
Call now to register your interest and arrange a private first hand viewing.

£450,000 Offers in Excess of

Rosehill Road, Ipswich

Entrance hall Front door, radiator.	Bathroom Bath with electric shower over, low level WC, hand wash basin, radiator, double glazed window to rear aspect.
Living room 4.23m x 3.74m (13' 11" x 12' 3") Double glazed window to front and side aspect, radiator.	Garden South facing. Paving, lawn, potting shed, shed, external taps and electric points.
Kitchen/diner 2.86m x 6.13m (9' 5" x 20' 1") Integrated dish washer, integrated washing machine, sink/draining board, extractor, space for oven, boiler housing, double glazed window to front aspect.	Location 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.
Annexe Living room - Radiator x2, double glazed window to each side. 5.17m x 2.92m (17' 0" x 9' 7") Kitchen - Double glazed window to rear aspect, radiator, integrated oven, hob, sink/draining board, pantry. 4.90m x 2.26m (16' 1" x 7' 5") Bedroom - Built-in wardrobe, double glazed window to side aspect, radiator. 3.38m x 3.68m (11' 1" x 12' 1") Sun room - Radiator x2, French doors to rear aspect, double glazed window to side. 2.20m x 2.26m (7' 3" x 7' 5")	Directions Using a SatNav, please use IP3 8ET as the point of destination. Important information Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band C. Annexe: A EPC rating: D
Landing Radiator, double glazed window to side aspect.	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.
Bedroom one 3.54m x 3.74m (11' 7" x 12' 3") Radiator, double glazed window to side and front aspect.	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 two 3.39m x 3.68m (11' 1" x 12' 1") Radiator, double glazed window to side aspect.	Council Tax Band At the time of writing the council tax band for this property is band C. Annexe: A
Bedroom three 3.29m x 2.92m (10' 10" x 9' 7") Double glazed window to side aspect, radiator.	
Bedroom four/study 2.36m x 2.66m (7' 9" x 8' 9") Double glazed window to front aspect, radiator.	

Rosehill Road, Ipswich



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

