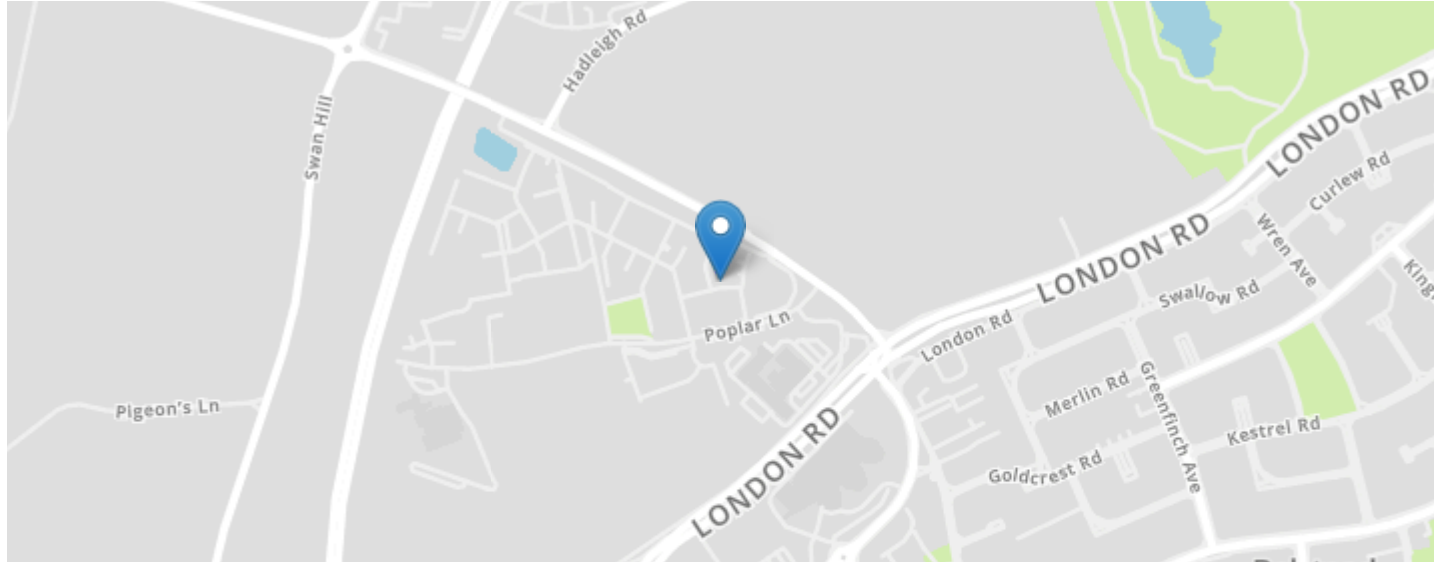




Felchurch Road, Sproughton, Ipswich

Entrance hall

9' 2" x 4' 8" (2.79m x 1.42m)
Storage cupboard, front door.

Living room

11' 11" x 13' 5" (3.63m x 4.09m)
Radiator, double glazed window to front aspect.

Kitchen

7' 6" x 9' 2" (2.29m x 2.79m)
Double glazed window to rear aspect, radiator. Integrated oven, sink draining board, hob extractor, integrated dishwasher, integrated fridge freezer, integrated washing machine. Boiler housing storage.

Dining Room

7' 3" x 9' 2" (2.21m x 2.79m)
French doors to rear aspect.

Cloakroom

Hand wash basin, low level WC, radiator.

Landing

Radiator.

Bedroom one

9' 4" x 10' 7" (2.84m x 3.23m)
Double glazed window to front aspect, radiator, built in wardrobe.

Ensuite

Shower cubicle, radiator, low level WC, hand wash basin, double glazed window to front aspect.

Bedroom Two

8' 6" x 10' 5" (2.59m x 3.17m)
Double glazed window to rear aspect, radiator.

Bedroom Three

4' 3" x 10' 5" (1.30m x 3.17m)
Built in wardrobe, double glazed window to rear aspect, radiator.

Bathroom

Bath with shower over, radiator, hand wash basin, low level WC.

Outside

Block paved driveway with space for multiple vehicles. EV charging point.

Rear Garden

South facing rear garden, with artificial lawn, patio and side access.

Directions

Using a SatNav, please use IP8 3FF as the point of destination.

Location

Ipswich is a town with lot to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

Important Information

Tenure - Freehold
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band C
EPC rating: B

Felchurch Road, Sproughton, Ipswich

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.

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.



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

