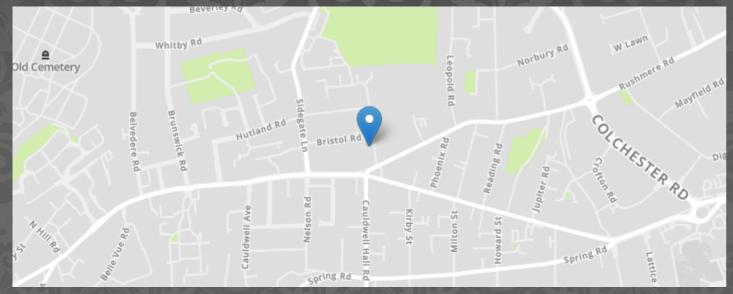
Roundwood Road, Ipswich







- TWO BEDROOM
- DOUBLE GLAZED THROUGHOUT
- IDEAL LOCATION
- CLOSE TO AMENITIES

- CHAIN FREE
- GAS CENTRAL HEATING
- WELL KEPT
- GARDEN

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Roundwood Road, Ipswich

We are pleased to be marketing this well kept two bedroom property. Positioned in an ideal location the property sits close to schools and amenities.

Internally the property benefits from, on the ground floor: Porch, entrance hall, living room, dining room and kitchen. To the first floor: Landing, bedroom one, bedroom two and bathroom. Externally the property benefits stoned space to the front aspect and to the rear aspect is a low maintenance garden which features patio space, a brick built shed and external WC.

The property is being sold chain free.

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

£260,000

Roundwood Road, Ipswich

Porch

Front door.

Entrance hall

Front door, radiator.

Dining room

3.726m x 3.918m (12' 3" x 12' 10") Double glazed window to rear, radiator.

Living room

3.134m x 4.114m (10' 3" x 13' 6")

Double glazed window to front, radiator, storage units and fitted shelving, gas fire place.

Kitchen

2.710m x 5.635m (8' 11" x 18' 6")

Sink/draining board, dual aspect window/S to side, door to rear, extractor, boiler, pantry.

Landing

Storage cupboard.

Bedroom one

4.155m x 3.321m (13' 8" x 10' 11") Dual aspect window to front, radiator.

Bedroom two

2.524m x 3.972m (8' 3" x 13' 0")

Double glazed window to rear, built in wardrobe, radiator.

Bathroom

Bath, basin, double glazed dual window/S side and rear, radiator, low level

Garden

Patio, gate to public path, shed, external WC and brick built storage shed.

Outside

Stoned space to the front aspect and paved low maintenance garden to rear aspect with brick built storage shed, external WC and shed to rear of garden.

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.

Directions

Using a SatNav, please use IP3 9LE 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 B.

EPC rating: E

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 B.





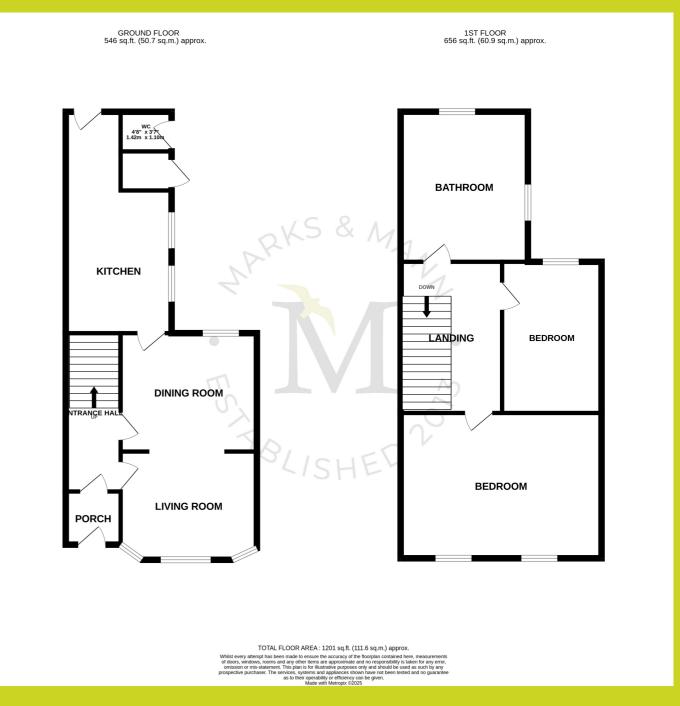








Roundwood Road, Ipswich



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

