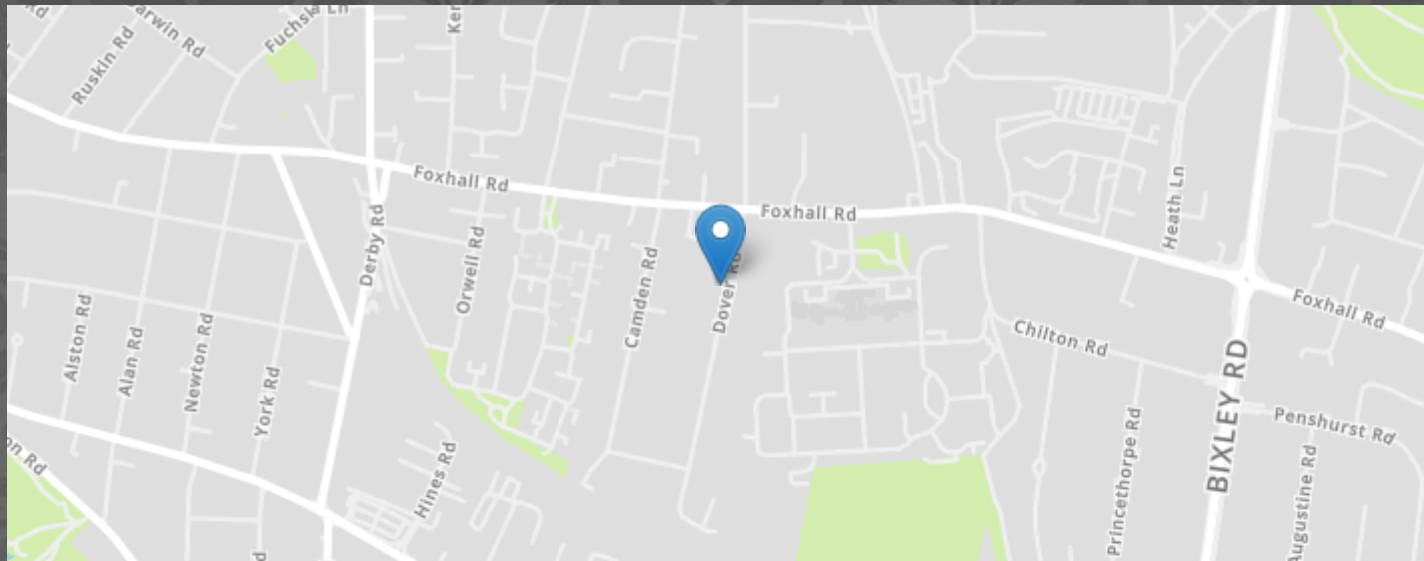


## Dover Road, Ipswich



- DOUBLE GLAZED WINDOWS
- ENTRANCE HALL
- DINING ROOM
- FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING
- LOUNGE
- CLOAKROOM
- THREE BEDROOM

# MARKS & MANN

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# MARKS & MANN



## Dover Road, Ipswich

THREE BEDROOM MID TERRACE HOUSE situated in Ipswich's popular IP3 area. This family home boasts three bedrooms, first floor bathroom, modern fitted kitchen, cloakroom, lounge, dining room, hallway, enclosed rear garden.

Ipswich's popular IP3 area offers plenty of local amenities including good school catchments (subject to availability), close to the hospital, shops and super markets, local bus routes and easy access to the A14/A12.

Early internal viewing is highly advised

**£235,000**



Dover Road, Ipswich

Front

Shingle area, path to front door.

Entrance Hall

Stairs to first floor.

Lounge

3.30m x 3.29m (10' 10" x 10' 10") Double glazed bay window to front, Radiator.

Dining Rom

3.38m x 3.38m (11' 1" x 11' 1") Double glazed window to rear, Under stairs storage, Radiator.

Kitchen

4.42m x 2.56m (14' 6" x 8' 5") Two double glazed window to side, Double glazed French doors to rear, Tiled flooring, Wall and base fitted units with cupboards and drawers, Laminate worktops, Plumbing for a washing machine, Space for a fridge freezer, built in oven, electric hob and cooker hood, One and half stainless steel sink and drainer unit with mixer tap, Spot lights.

Cloakroom

Double glazed window to side, Low level W.C, Wall mount hand wash basin, Part tiled, Chrome heated towel rail.

Landing

Airing cupboard, Loft access.

Bedroom One

4.27m x 3.29m (14' 0" x 10' 10") Double glazed bay window and another double glazed window to front, Radiator.

Bedroom Two

3.42m x 2.65m (11' 3" x 8' 8") Double glazed window to rear, Radiator.

Bedroom Three

2.67m x 2.59m (8' 9" x 8' 6") Double glazed window to rear, Radiator.

Bathroom

Double glazed obscure window to the side, panel bath with mixer tap and rain shower over, low flush W.C., vanity unit with basin, Part tiled, Chrome heated towel rail.

rear Garden

Mostly laid to lawn, trees, shrubs, Patio area, Stone area.

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.

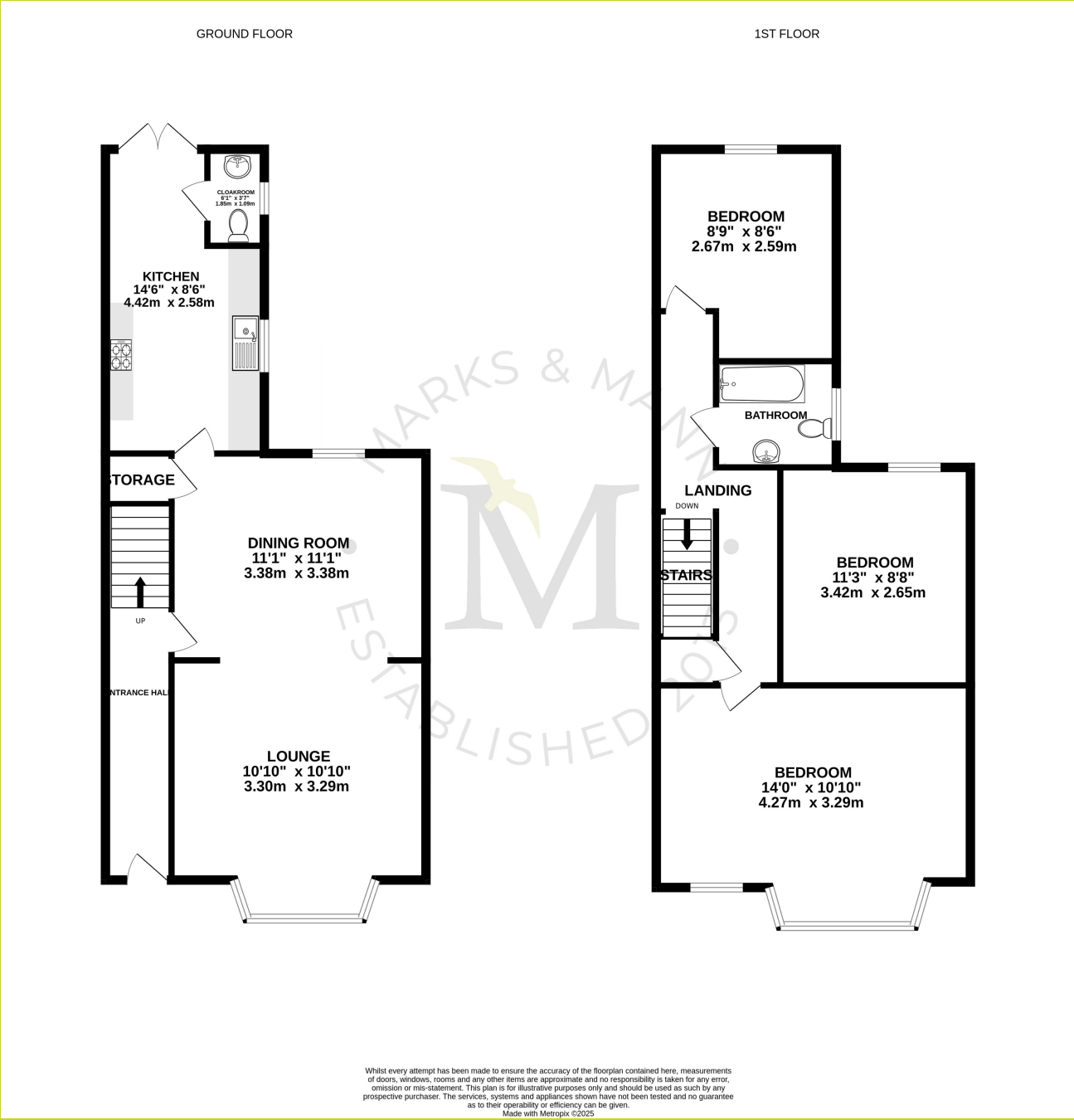
Money Laundering Regulations

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 instruction the council tax band for this property is band B.

Dover Road, Ipswich



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

