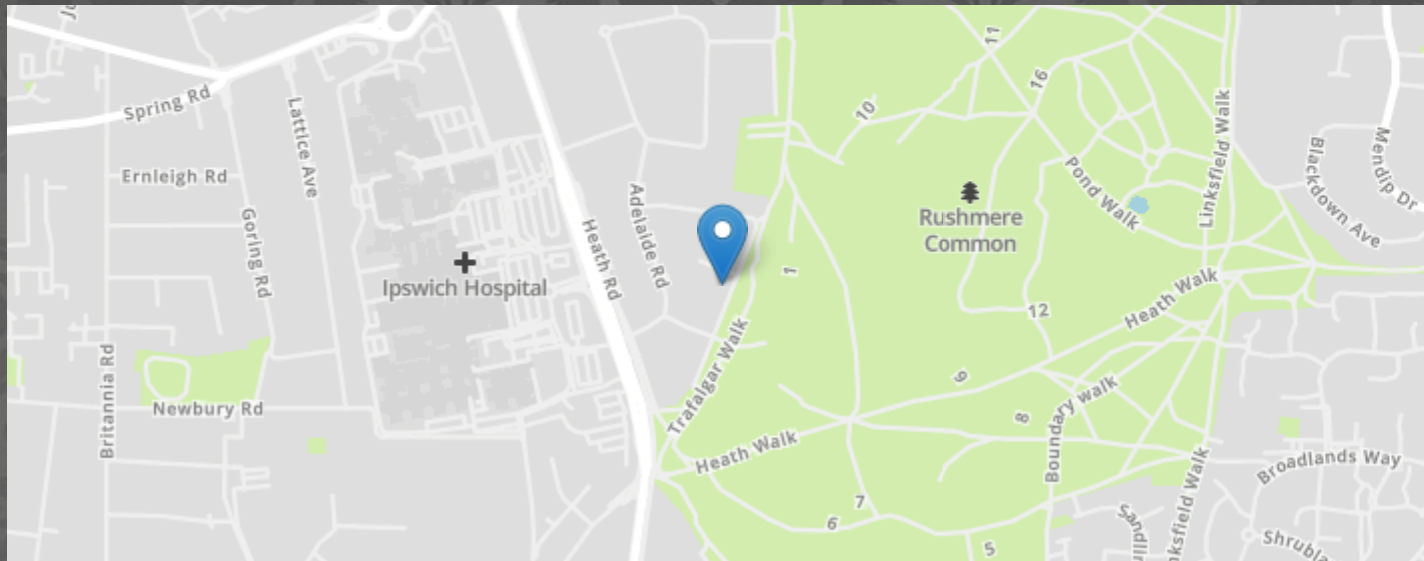


Tasmania Road, Ipswich



- NO CHAIN
- DOUBLE GLAZED WINDOWS & DOORS
- DINING ROOM
- GARAGE & OFF ROAD PARKING
- THREE BEDROOM
- LOUNGE
- CONSERVATORY WITH DOUBLE DOORS TO GARDEN
- VIEWING ADVISED!!!!

MARKS & MANN

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MARKS & MANN



Tasmania Road, Ipswich

Rarely Available THREE BEDROOM DOUBLE BAYED SEMI DETACHED FAMILY HOME on the POPULAR Australian estate in east Ipswich. Fitted kitchen. Two reception rooms plus conservatory. First floor family bathroom. Ground floor shower room, Utility, Front & Rear Gardens. Garage & driveway providing off road parking. Gas heating via radiators & double glazed windows.

Broke Hall primary & Copleston high school catchments (subject to availability). 0.6 miles from local amenities including Co-operative food store, green grocery, bakery and petrol station. In the valuer's opinion the property is also within walking distance to Ipswich hospital and early viewing is advised.

£285,000 Guide Price

Tasmania Road, Ipswich

| | |
|--|--|
| Front | |
| Mostly laid to lawn, flower beds, Stone area, Drive way, Door to rear garden. | |
| Porch | |
| Double glazed door to entrance porch. | |
| Entrance Hal | |
| Stairs to first floor, Under stairs cupboard. | |
| Lounge | |
| 3.71m x 4.30m (12' 2" x 14' 1") Double glazed bay window to front, Gas fire, Picture rail, Radiator, Double doors to. | |
| Dining Room | |
| 2.59m x 3.20m (8' 6" x 10' 6") Double glazed patio door to rear, Picture rail, Radiator | |
| Kitchen | |
| 2.61m x 2.85m (8' 7" x 9' 4") Double glazed window and door to rear, Stainless steel sink unit and drainer with mixer tap, A range of base fitted units with cupboards and drawers. Space for fridge, Four gas ring hob with extractor hood, Laminate work surfaces, Part tiled. | |
| Conservatory | |
| 2.79m x 5.37m (9' 2" x 17' 7") French double glazed doors to rear. | |
| Utility | |
| Double glazed window to rear, Plumbing for washing machine. Radiator. | |

| | |
|---|--|
| Shower Room | |
| Full tiled, Low level W.C. Wall mounted basin, shower cubicle. | |
| Landing | |
| Double glazed window to side | |
| Bedroom One | |
| 3.20m x 3.77m (10' 6" x 12' 4") Double glazed bay window to front, Radiator. | |
| Bedroom Two | |
| 2.60m x 3.42m (8' 6" x 11' 3") Double glazed window to rear, Radiator. | |
| Bedroom Three | |
| 2.25m x 2.49m (7' 5" x 8' 2") Double glazed window to front, Radiator. | |
| W.C | |
| Double glazed window to side, Low level W.C. | |
| Bathroom | |
| Double glazed window to side, Fully tiled walls, Panel bath with shower attachment, Chrome heated towel rail, Basin in vanity unit. | |
| Rear Garden | |
| Mostly laid to lawn, with well establish trees and flowers, Pear tree, Outside sockets, Side gate to the front of the property | |
| Garage | |
| Double doors to front, inspection pit, Power and lighting connected, personnel door to rear garden | |

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

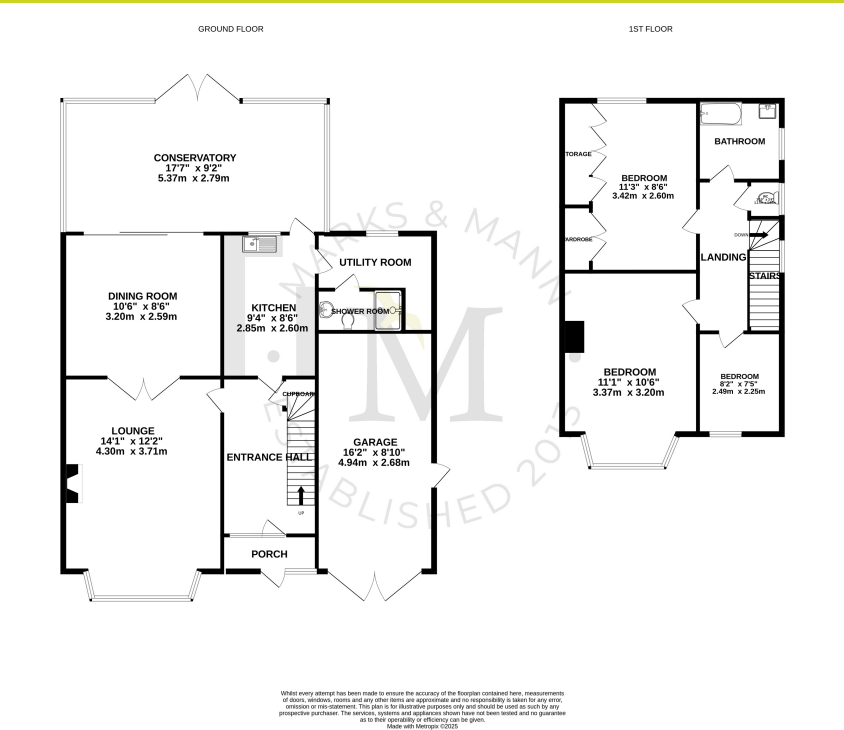
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Council Tax Band

At the time of instruction 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.