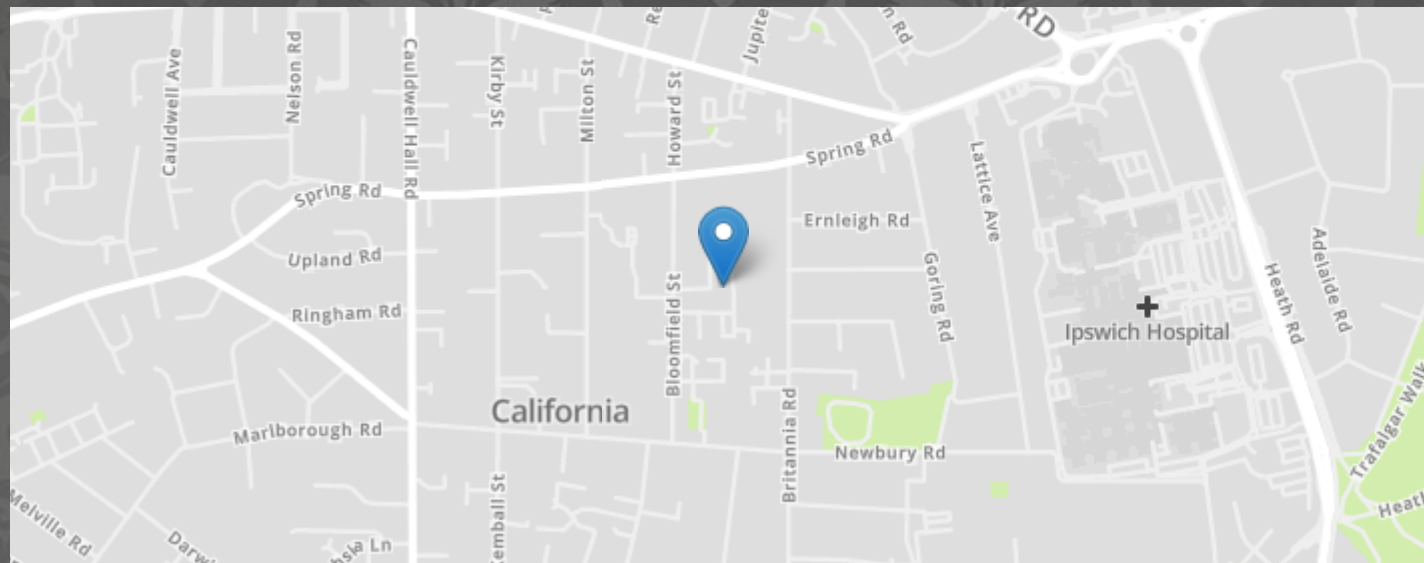


## Starfield Close, Ipswich



- TWO BEDROOM
- GARDEN
- GAS CENTRAL HEATING
- CLOAKROOM
- END TERRACED
- DOUBLE GLAZED
- NO CHAIN
- QUIET CLOSE LOCATION

# MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## Starfield Close, Ipswich

We are pleased to be marketing this two bedroom terraced property for sale. Positioned in a quiet close the property sits in an ideal location close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, kitchen, living room and cloakroom. To the first floor: Landing, bedroom one, bedroom two and the bathroom. Externally the property benefits from off road parking to the front and garden to the rear aspect.

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

**£240,000**



Starfield Close, Ipswich

Entrance hall

Front door, radiator.

Living room

4.29m x 4.36m (14' 1" x 14' 4")  
French door to rear aspect, radiator, double glazed window to rear aspect.

Kitchen

2.06m x 3.38m (6' 9" x 11' 1")  
Double glazed window to front aspect, sink/draining board, extractor, integrated oven, hob, ceiling spot lights.

Coakroom

Low level WC, basin, radiator.

Landing

Bedroom one

4.27m x 3.16m (14' 0" x 10' 4")  
Double glazed window/S x2 to front aspect, radiator.

Bedroom two

4.27m x 2.65m (14' 0" x 8' 8")  
Double glazed window/S x2 to rear aspect, radiator.

Bathroom

Hand wash basin, radiator, bath with shower fixture, low level WC.

Garden

Lawn, patio.

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 IP4 5JQ 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: C

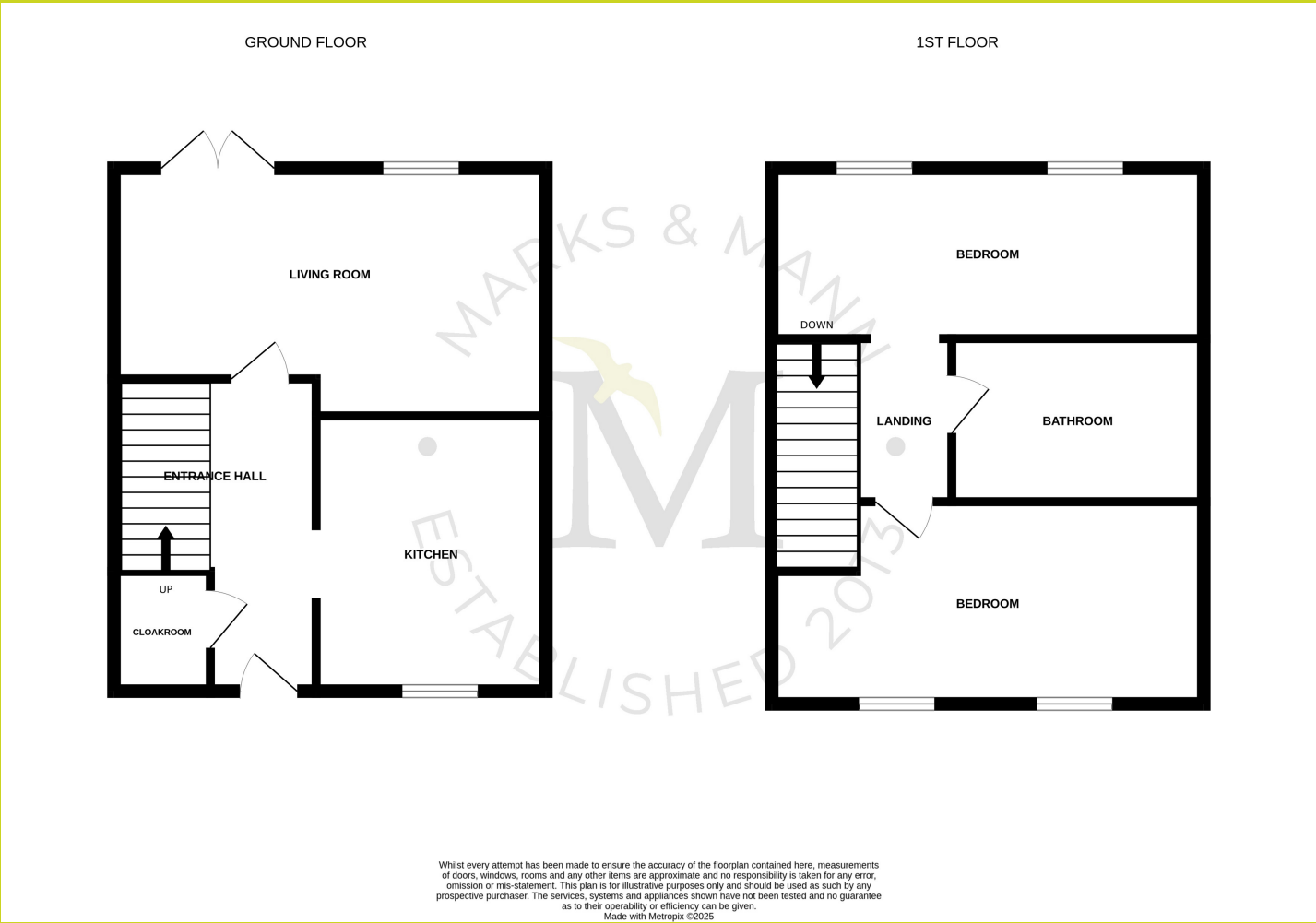
Disclaimer

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.

Starfield Close, Ipswich



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

