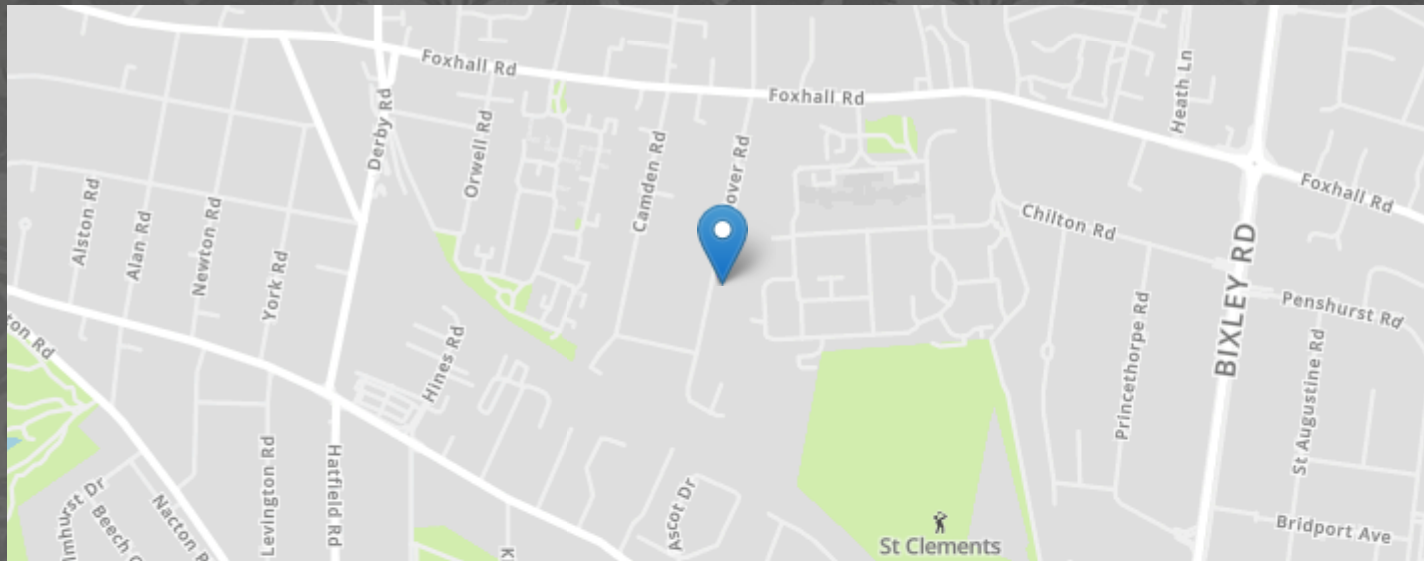


## Dover Road, Ipswich



- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- OFF ROAD PARKING
- GAS HEATING VIA RADIATORS & DOUBLE GLAZED WINDOWS
- CHAIN FREE
- WELL PRESENTED
- EAST IPSWICH
- FIRST FLOOR BATHROOM & GROUND FLOOR WET ROOM
- NEW BOILER
- GARDEN

# 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



## Dover Road, Ipswich

We are delighted to bring this well presented and well kept three bedroom semi-detached home to the market for sale. Situated in an ideal location the property sits close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room/diner, kitchen and utility space and wetroom. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the bathroom. Externally the property benefits from a new driveway giving off road parking for multiple vehicles and a well kept garden to the rear aspect.

The property is being sold with no forward chain.

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

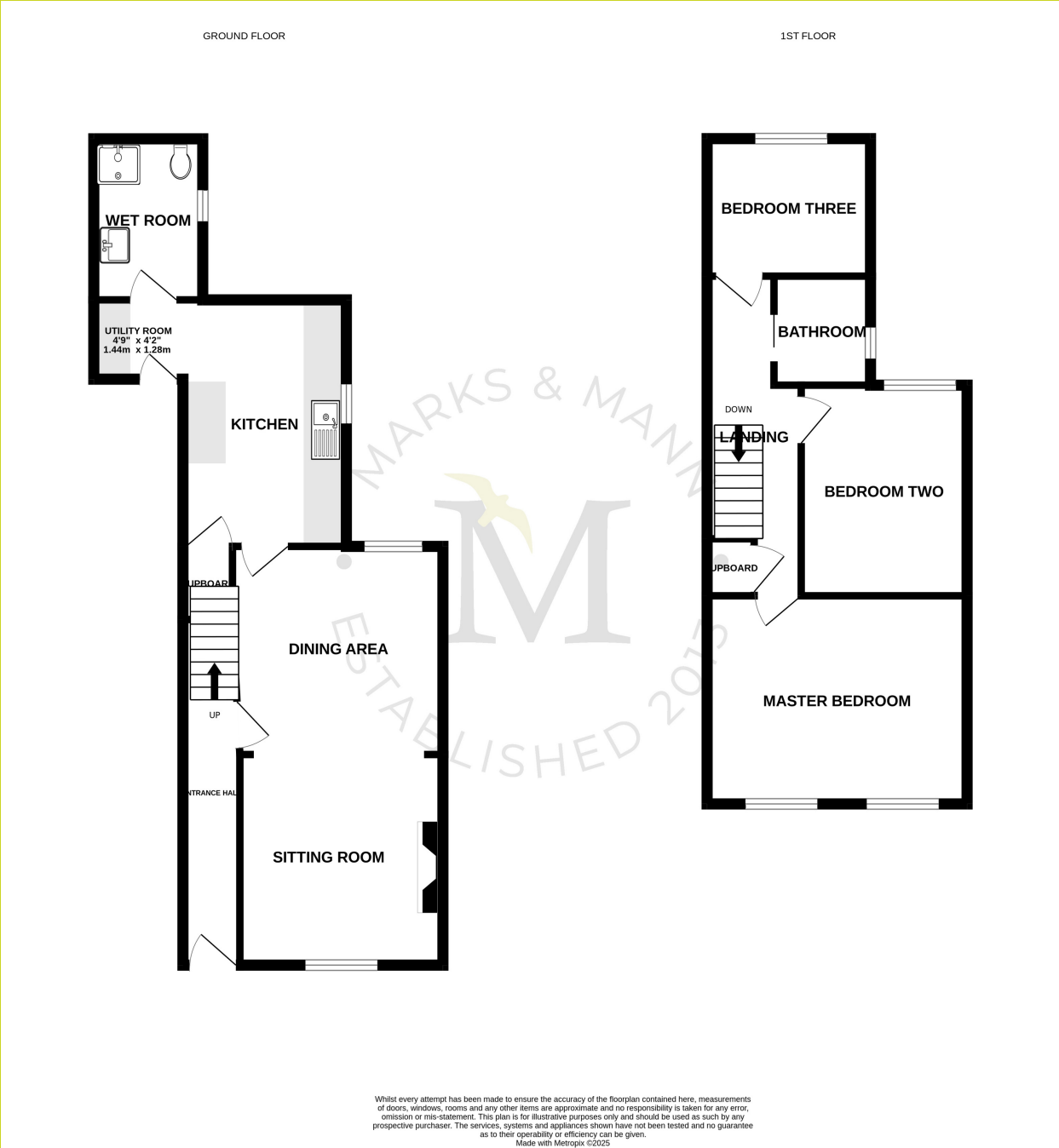
**£280,000**



Dover Road, Ipswich

Entrance hall	Garden
Double glazed entrance door, radiator.	23' 7" x 88' 7" (7.20m x 27.00m)
Hallway	Panel fencing to sides and rear. Patio area. Laid to lawn. Garden shed.
Dado rail. Laminate style flooring. Stairs leading to first floor. Radiator.	Location
Living room/dining area	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.
Dining area 3.37m x 3.40m (11' 1" x 11' 2") Living room 3.28m x 3.38m (10' 9" x 11' 1") Double glazed window/S to front and rear aspect. Radiator X2. Gas fire place.	Directions
Kitchen	Using a SatNav, please use IP3 8JH as the point of destination.
13' x 8' 6" (3.95m x 2.58m) Double glazed French door to rear. Double glazed window to side aspect. Sink unit with drainer and mixer tap. Tiled splashback. Space for fridge freezer, dishwasher and cooker. Extractor hood. Under stairs storage cupboard. Tiled floor. Radiator.	Important information
Utility Area	Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band B EPC rating: D
1.44m x 1.28m (4' 9" x 4' 2") Double glazed door to front. Space for washing machine and tumble dryer.	Disclaimer
Wet Room	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.
Double glazed window to side. Shower. Wash basin. Low level WC. Tiled splashback. Radiator.	Money Laundering Regulations
Landing	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.
Loft access. Storage cupboard. Dado rail.	Council Tax Band
Bedroom 1	At the time of writing the council tax band for this property is band B.
13' 11" x 11' 1" (4.25m x 3.38m)	School Admissions
Two double glazed windows to front. Radiator.	To verify the school catchment area contact Suffolk County Council on 08456 000981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.
Bedroom 2	Useful Information
11' 1" x 8' 9" (3.38m x 2.66m)	Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit: <a href="http://www.rightmove.co.uk/broadband-speed-in-my-area">www.rightmove.co.uk/broadband-speed-in-my-area</a> for this information.
Double glazed window to rear. Feature fireplace and surround. Radiator.	Council Tax Band
Bedroom 3	At the time of writing the council tax band for this property is band B.
7' 9" x 8' 7" (2.35m (reducing to 2.05m) x 2.61m)	
Double glazed window to rear. Radiator.	
Bathroom	
5' 10" x 5' 7" (1.77m x 1.70m)	
Double glazed window to side. Bath with shower over. Wash basin. Low level WC. Radiator.	

Dover Road, Ipswich



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

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

