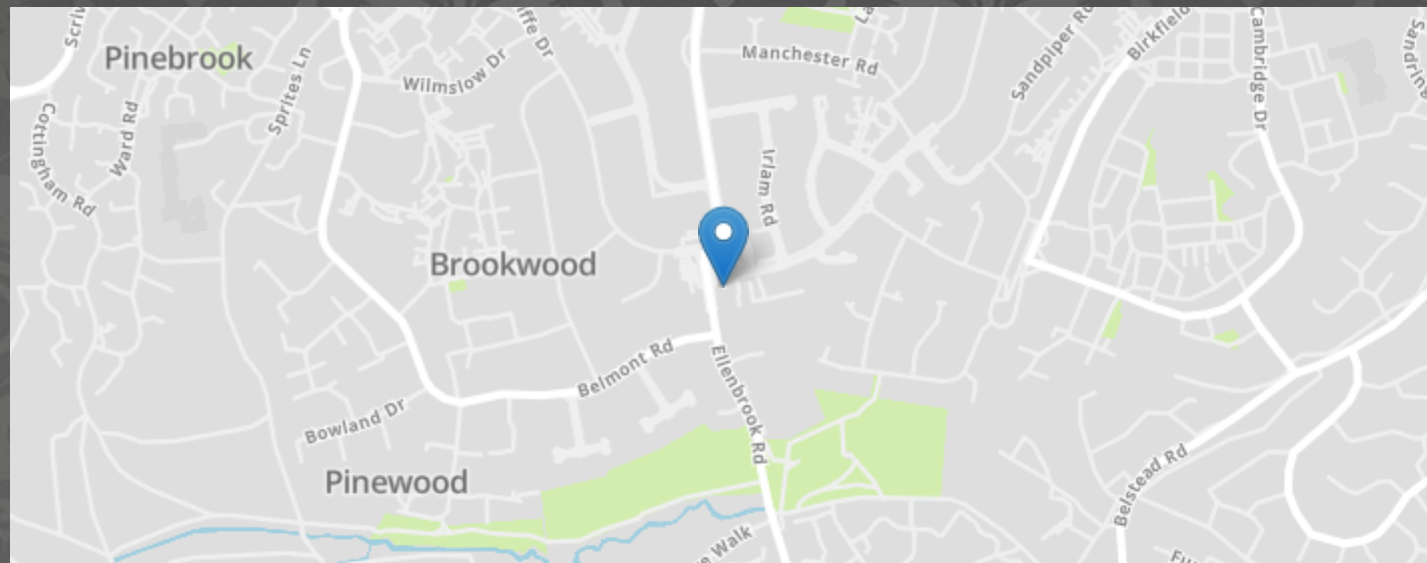


Sheldrake Drive, Ipswich



- GARAGE
- TWO BEDROOMS
- DOUBLE GLAZING
- LONG LEASE
- GROUND FLOOR
- NEW KITCHEN
- CLOSE TO AMENITIES
- IDEAL LOCATION

MARKS & MANN

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contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Sheldrake Drive, Ipswich

We are delighted to be marketing this two bedroom ground floor flat. The property is located in an ideal location close to amenities.

Internally the property benefits from, the entrance hall, living room, bedroom one, bedroom two, kitchen and bathroom. Externally the property benefits from a garage and communal garden space.

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

£150,000

Sheldrake Drive, Ipswich

Entrance hall

Radiator, front door, storage x2.

Living room

3.61m x 4.171m (11' 10" x 13' 8") Radiator, sliding door to rear aspect.

Kitchen

4.17m x 2.32m (13' 8" x 7' 7")
Integrated oven, boiler, extractor, sink/draining board, ceiling spotlights, hob.

Bathroom

Electric shower, low level WC, hand wash basin.

Bedroom one

3.31m x 4.18m (10' 10" x 13' 9")
Double glazed window to side aspect, radiator.

Bedroom two

2.98m x 2.40m (9' 9" x 7' 10")
Double glazed window to rear aspect, radiator.

Garage

Single.

Garden

Shared garden, lawn.

Directions

Using a SatNav, please use IP2 9LH as the point of destination.

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.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band A.
EPC rating: TBC

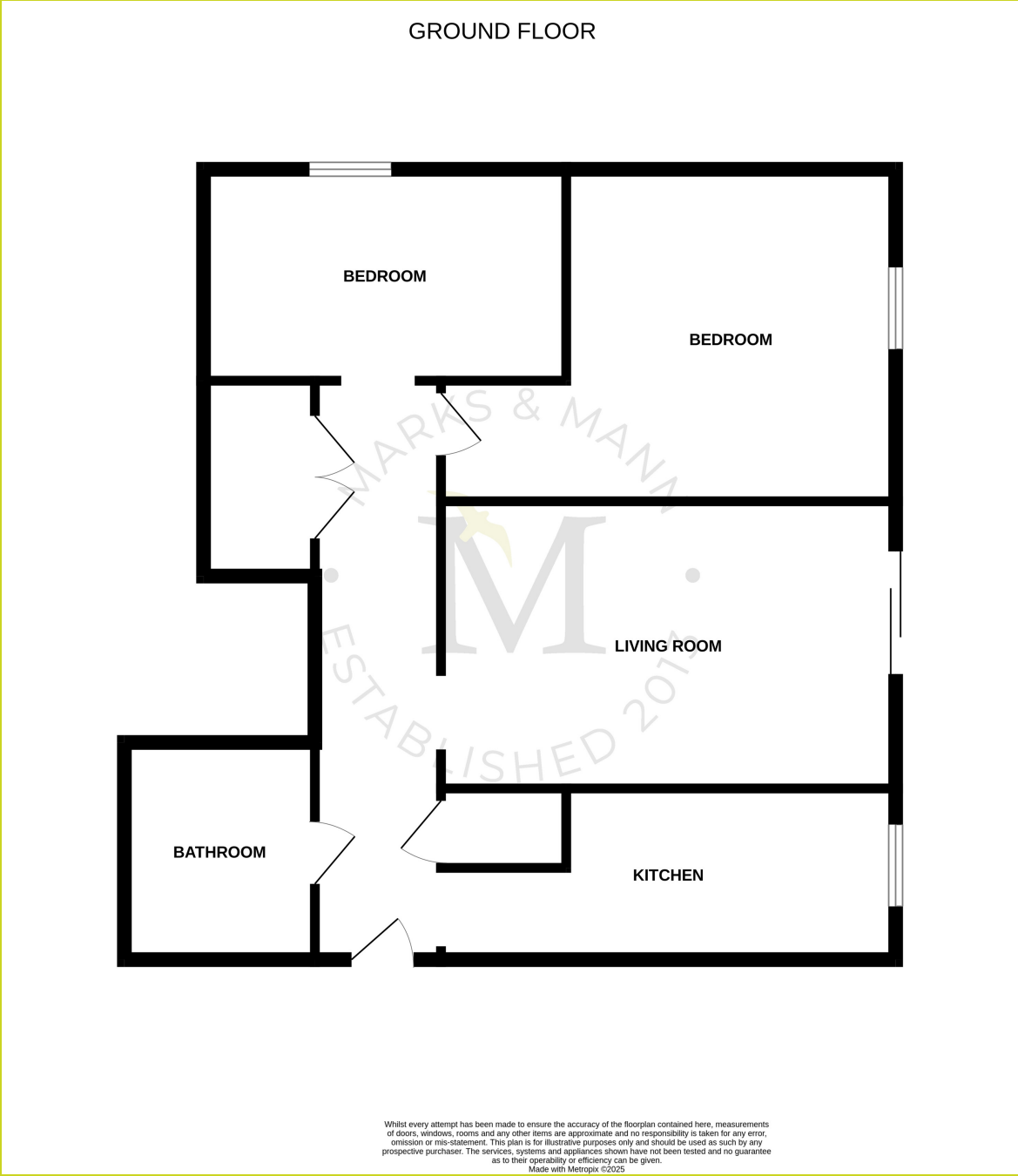
Disclaimer

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 A.

Sheldrake Drive, Ipswich



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

