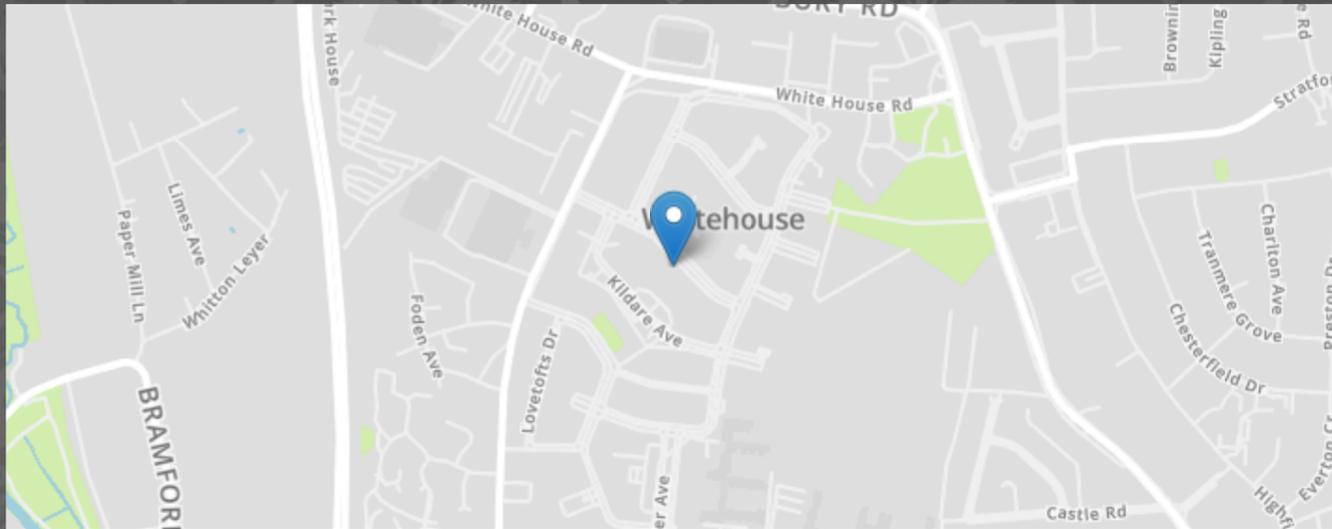


Donegal Road, Ipswich



- WELL KEPT
- CLOSE TO AMENITIES
- THREE BEDROOM
- WELL PRESENTED
- DOUBLE GLAZING
- OFF ROAD PARKING
- EASY ACCESS TO A14/A12
- SEMI DETACHED
- GARDEN
- NEW KITCHEN

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Donegal Road, Ipswich

We are pleased to be marketing this well kept and well presented three bedroom semi-detached home for sale. Situated in an ideal location the property is positioned close to amenities and gives easy access to the A12/A14.

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

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

£260,000

Donegal Road, Ipswich

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Entrance hall

Radiator, under stairs storage cupboard, front door.

Living room

19' 4" x 10' 7" (5.89m x 3.23m)
Bay window to front aspect, radiator, gas fire place.

Kitchen/diner

16' 11" x 10' 1" (5.16m x 3.07m)
Door to side aspect, window to rear aspect, sliding door to conservatory, radiator, integrated double oven, hob, extractor fan, sink/drainer unit with mixer tap, integrated wine cooler.

Conservatory

11' 8" x 9' 2" (3.56m x 2.79m)
French doors to rear aspects, radiator, windows surrounding.

Cloakroom

Double glazed Window to side aspect, low level wc, hand wash basin.

Landing

Double glazed window to side aspect, built in storage cupboard, loft hatch.

Bedroom one

14' 4" x 8' 8" (4.37m x 2.64m)
Double glazed window to rear aspect, radiator, built in double wardrobe.

Bedroom two

10' 9" x 10' 6" (3.28m x 3.2m)
Double glazed window to front aspect, radiator, built in double wardrobe.

Bedroom three

7' 9" x 7' 9" (2.36m x 2.36m)
Double glazed window to rear aspect, radiator.

Bathroom

7' 7" x 5' 11" (2.31m x 1.8m)
Double glazed window to side aspect, heated towel rail, bath with shower over, low level wc, hand wash basin.

Garden/S

OUTSIDE Front: Area laid to lawn with concrete drive to side providing off road parking and path leading to front door, gated access to rear.

Rear: Paved patio, steps up to lawned area, enclosed by fencing, garden shed.

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 IP1 5NG as a point of destination.

Important information

Tenure - Freehold
Services - we understand that mains, gas, electricity and drainage are connected to the property.
Council Tax Band: B
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 B.



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

