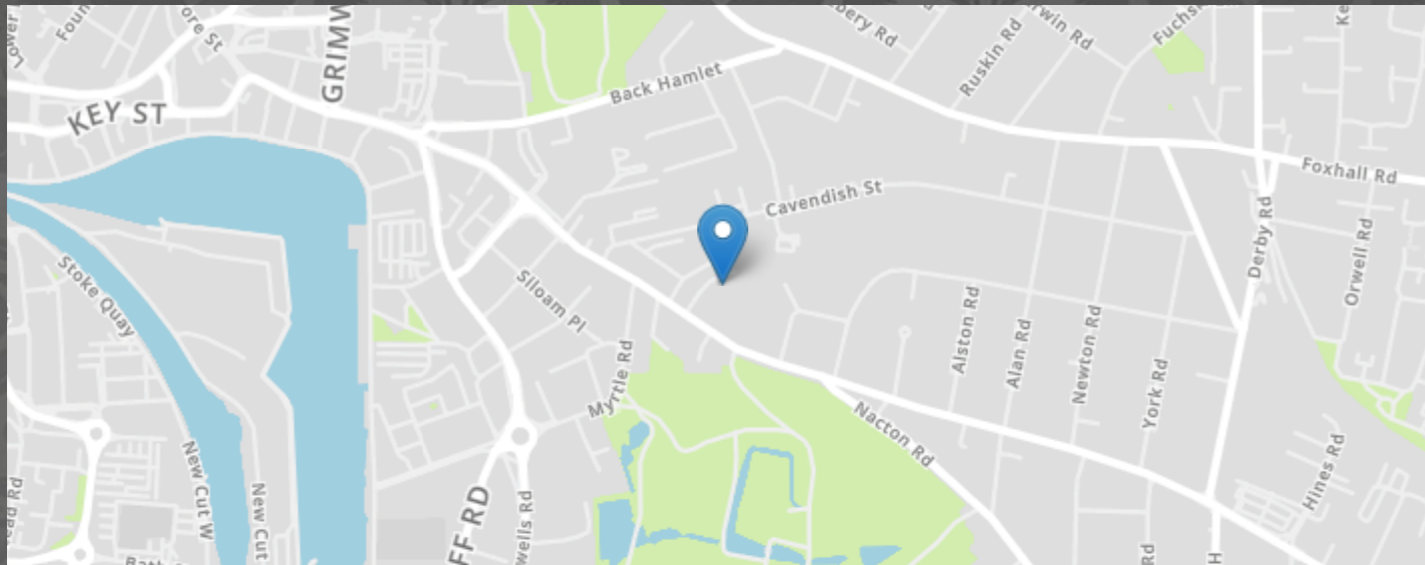


## Mitre Way, Ipswich



- TWO BEDROOM MID TERRACE HOUSE
- KITCHEN/DINER
- GAS CENTRAL HEATING
- FIRST FLOOR BATHROOM
- OFF ROAD CAR PARKING
- EAST IPSWICH LOCATION
- DOUBLE GLAZING
- FRONT AND REAR GARDENS
- NO CHAIN

# MARKS & MANN

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

# MARKS & MANN



## Mitre Way, Ipswich

TWO BEDROOM MID TERRACE HOUSE located in the popular area of East Ipswich. This property benefits from a entrance hallway, lounge, kitchen/diner, two bedrooms and first floor bathroom. There is gas heating via radiators, front and rear gardens and two off road allocated parking spaces. In the valuer's opinion the property is in excellent condition throughout and early viewing is highly recommended. NO ONWARD CHAIN.

**£225,000**

Mitre Way, Ipswich

Front Garden

Brick wall to side. Laid to shingle. Picket fence to front. Path leading to front door.

Hallway

Radiator. Panel and glazed door to front. Stairs leading to first floor. laminate flooring.

Lounge

13' 9" x 11' (4.19m x 3.36m)  
Radiator. Double glazed window to front, laminate flooring.

Kitchen/Diner

13' 9" x 8' 4" (4.19m x 2.53m)  
Double glazed window to rear. Panel and glazed door to rear. Stainless steel sink with drainer, Range of eye level units. and base units with cupboards and drawers. Laminate work surface, fridge/freezer, Cooker, Space for washing machine and tumble dyer. Tiled splash backs, Radiator.

Landing

Built in cupboard.

Bedroom One

10' 6" x 10' (3.21m x 3.06m)  
Radiator. Two double glazed windows to front.

Bedroom Two

13' 9" x 7' 5" (4.19m x 2.25m)  
Radiator. Double glazed window to rear. Loft access. Build in cupboards.

Bathroom

7' 10" x 4' 11" (2.38m x 1.49m)  
Radiator. Low level WC. Panel bath with mixer tap and shower over. Pedestal wash basin. Tiled splash back. Tiled flooring. Chrome heated towel rail.

Rear Garden

Panel fencing to side and rear. Laid to lawn. Mature plants and shrubs. Rear gate. Deck area. Shingle area. Outside tap.

Parking

Two allocated off road parking spaces.

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.

School Admissions

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.

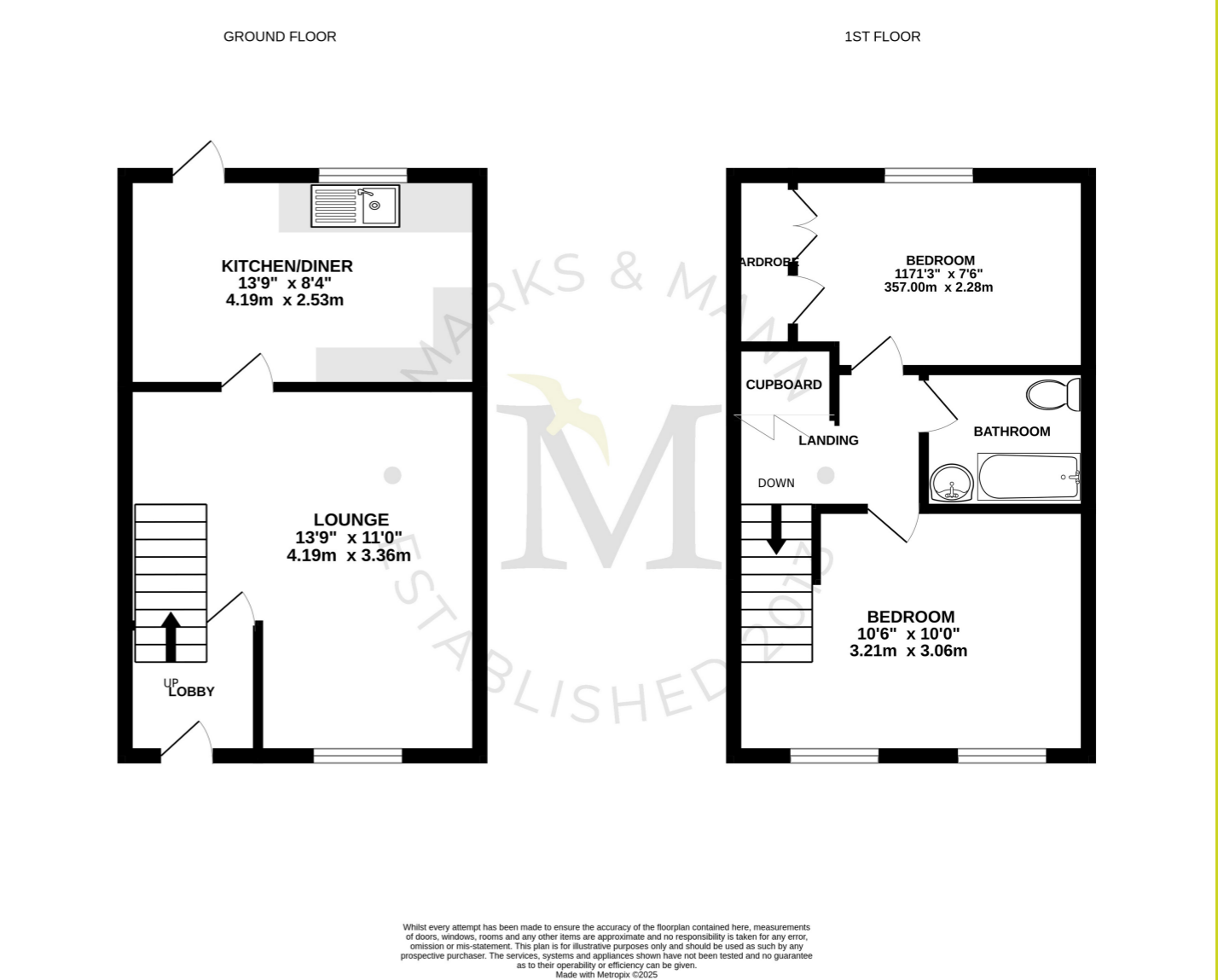
Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit: [www.rightmove.co.uk/broadband-speed-in-my-area](http://www.rightmove.co.uk/broadband-speed-in-my-area) for this information.

Council Tax Band

At the time of writing the council tax band for this property is band B.

Mitre Way, Ipswich



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

