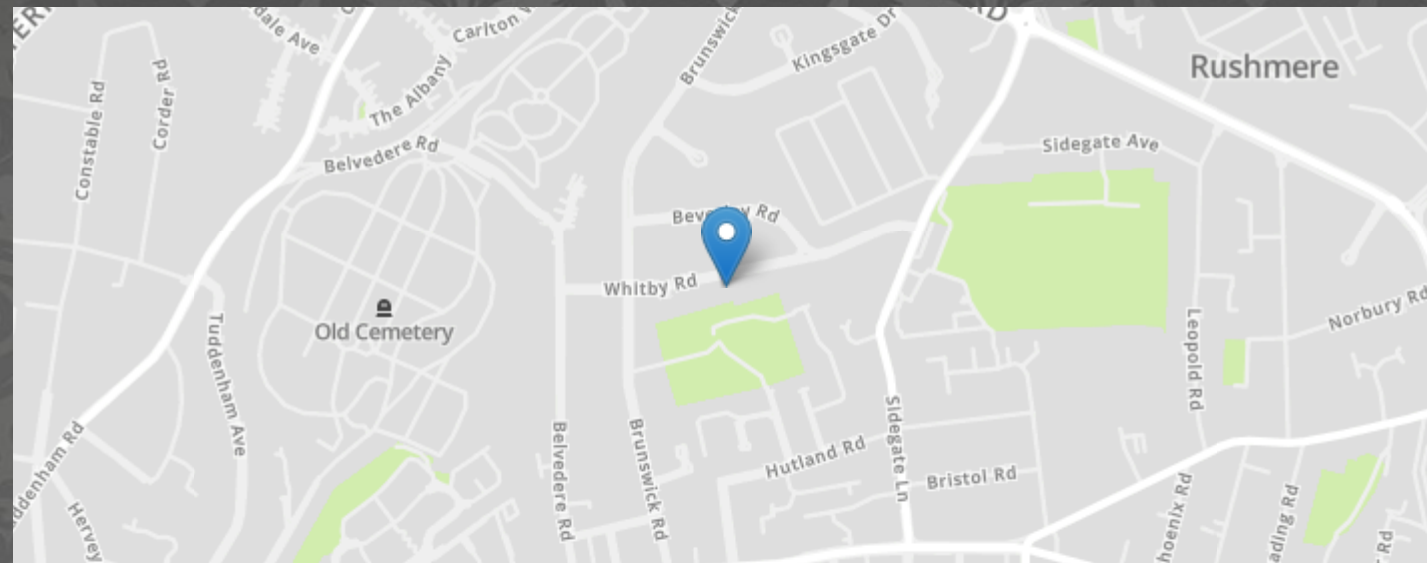


Whitby Road, Ipswich



- **THREE BEDROOM**
- **EN-SUITE**
- **OFF ROAD PARKING**
- **GAS CENTRAL HEATING**
- **IDEAL LOCATION**
- **GARDEN**
- **EXTENDED**
- **DOUBLE GLAZED**
- **CLOAKROOM**
- **WELL KEPT AND WELL PRESENTED**

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Whitby Road, Ipswich

We are pleased to introduce this well kept extended three bedroom semi-detached home for sale. The property is positioned in an ideal location close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room, sitting room/dining space, utility, study/fourth bedroom and cloakroom. To the first floor: Landing, bedroom one which features a walk in wardrobe and En-suite, bedroom two, bedroom three and the family bathroom. Externally the property benefits from off road parking and well kept garden to the rear aspect which has direct access to the park.

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

£410,000

Whitby Road, Ipswich

Entrance hall

Front door, under stair storage, radiator.

Living room

3.68m x 4.04m (12' 1" x 13' 3")
Bay window to front aspect, radiator.

Dining room/sitting area

3.03m x 6.27m (9' 11" x 20' 7")
French door to rear aspect, radiator.

Kitchen

2.32m x 5.12m (7' 7" x 16' 10")
Extractor, sink/draining board, double glazed window to rear aspect, radiator.

Utility

2.44m x 2.46m (8' 0" x 8' 1")
Sink/draining board, double glazed window to rear aspect, door to rear aspect, radiator.

Study/third reception room

3.13m x 4.54m (10' 3" x 14' 11")
French door to front aspect, radiator.

Cloakroom

Low level WC, double glazed window to rear aspect.

Landing

Double glazed window to side aspect.

Bedroom one

2.84m x 5.88m (9' 4" x 19' 3")
Double glazed window to rear aspect, radiator, walk in wardrobe.

En-suite

Bath with shower over, hand wash basin, low level WC.

Bedroom two

2.67m x 4.19m (8' 9" x 13' 9")
Double glazed window to front aspect, radiator, fitted wardrobe.

Bedroom three

2.33m x 4.49m (7' 8" x 14' 9")
Double glazed window to rear aspect, radiator.

Bathroom

Hand wash basin, low level WC, bath with shower over, double glazed window to front aspect.

Garden

Decking, patio, brick built 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 IP4 4AF 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 C
EPC rating: TBC

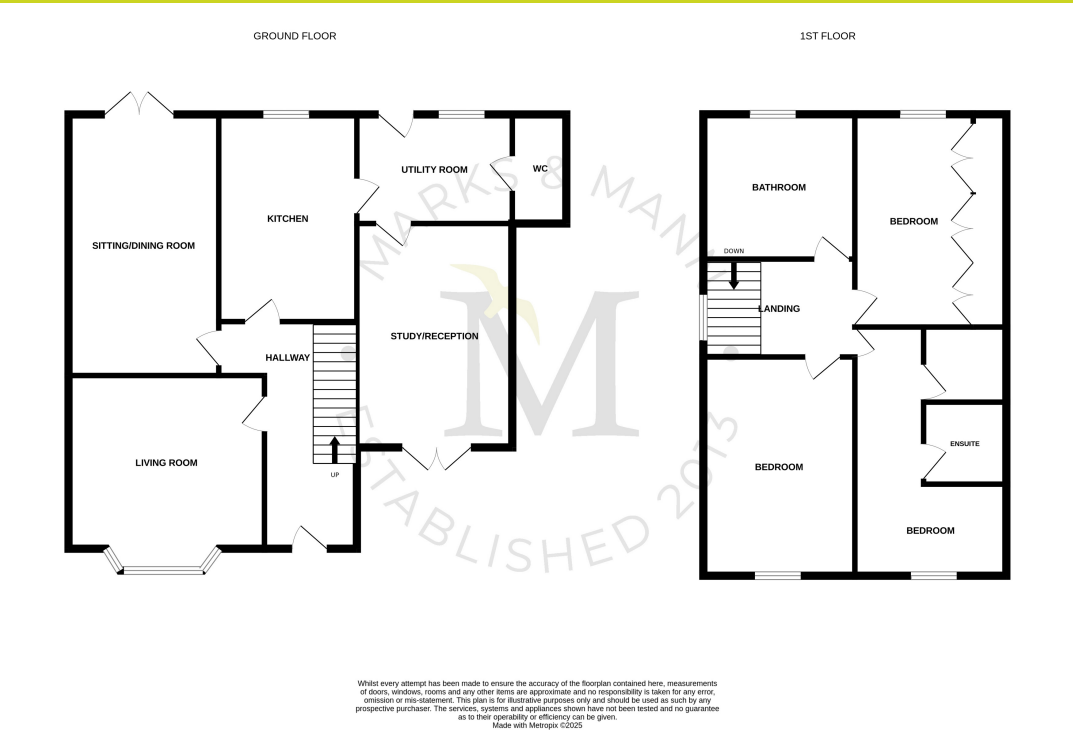
Whitby Road, Ipswich

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 C.



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

