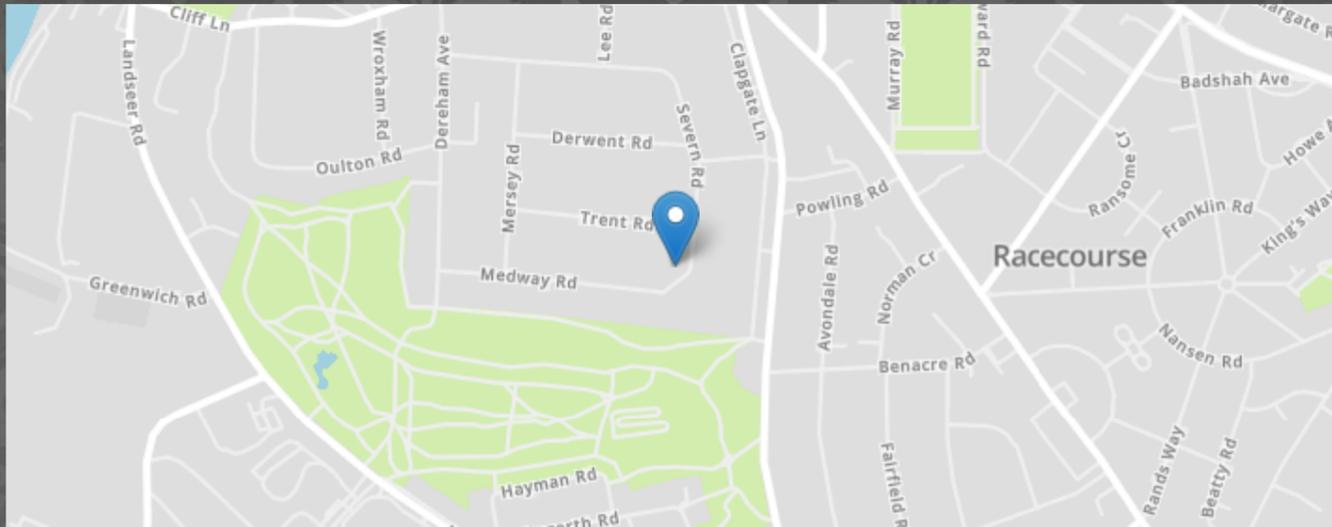


## Medway Road, Ipswich



- DETACHED BUNGALOW
- 1-2 RECEPTION ROOMS
- IMMACULATE PRESENTATION
- DOUBLE GLAZED WINDOWS
- NEW GAS BOILER AND RADIATORS
- 2-3 BEDROOMS
- OFF ROAD PARKING FOR TWO VEHICLES
- CLOSE TO LOCAL AMENITIES
- NO FORWARD CHAIN
- REFURBISHED THROUGHOUT WITHIN LAST TWO AND HALF YEARS

# 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



## Medway Road, Ipswich

We are pleased to offer this immaculate two/three bedroom detached bungalow, which has recently undergone refurbishment within the last two and a half years, on the Rivers Development in South East Ipswich and ideally situated close to local schools and amenities.

Internally the property benefits from, Entrance hall, one/two reception rooms, kitchen, two/three bedrooms and bathroom. Externally the property benefits from off road parking for two vehicles, and a rear garden laid to lawn with raised decking and a stoned area.

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

**£425,000**

# Medway Road, Ipswich

# Medway Road, Ipswich

## Entrance Hall

Front door, radiator, storage cupboard boiler housing.

## Bedroom

4.27m x 3.35m (14' 0" x 11' 0")  
Double glazed window to front, radiator, panelled door, high skirting board, coving.

## Living Room

4.42m x 3.31m (14' 6" x 10' 10")  
Double glazed window to front aspect, radiator.

## Bedroom/Dining Room

3.05m x 2.64m (10' 0" x 8' 8")  
Double glazed window to side aspect, radiator.

## Shower Room

2.74m x 2.11m (9' 0" x 6' 11")  
Double glazed window to side aspect, heated towel rail, ceiling spotlights, shower cubicle, hand wash basin and low level WC.

## Bedroom/Lounge

3.66m x 3.35m (12' 0" x 11' 0")  
Sliding door to rear aspect, vertical radiator.

## Kitchen

2.99m x 3.90m (9' 10" x 12' 10")  
Integrated hob, integrated oven, extractor, sink draining board door to rear aspect, vertical radiator ceiling, spotlights.

## Front Garden

Stoned frontage with off road parking for two vehicles.

## Rear Garden

East facing rear garden, mainly laid to lawn with raised decking, and stoned area.

## 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 IP3 0QJ 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: D

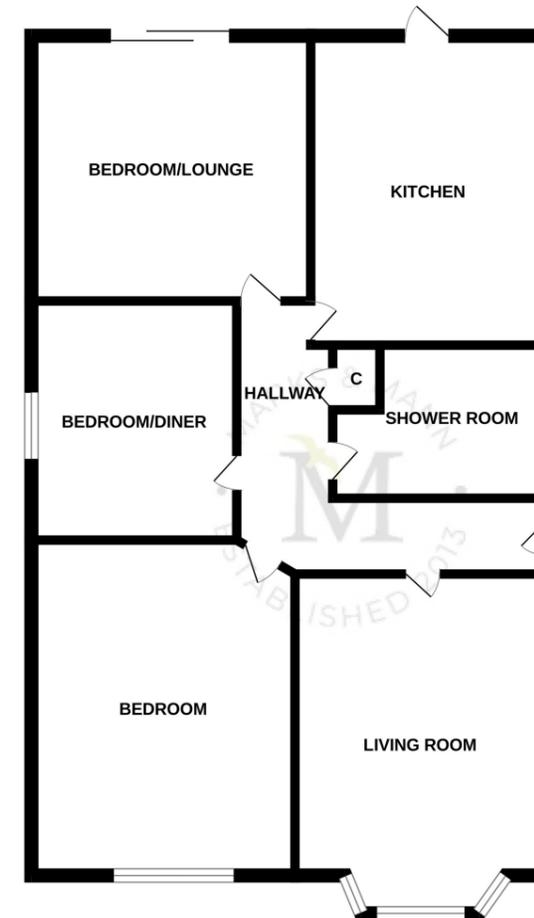
## Disclaimer

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.

## GROUND FLOOR



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 62026



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

