

- TWO BEDROOMS
- CLOSE TO LOCAL AMENITIES
- GARAGE
- CONSERVATORY
- NO FORWARD CHAIN

- SEMI DETACHED BUNGALOW
- GAS CENTRAL HEATING
- OFF STREET PARKING FOR 2 VEHICLES
- DOUBLE GLAZED WINDOWS
- PORCH

**MARKS & MANN**



## Ashdown Way, Ipswich

We are pleased to offer this two bedroom semi-detached bungalow, in the popular Broke Hall area of Ipswich. The property is in an ideal location close to local amenities, and being offered with no forward chain.

Internally the property benefits from, Porch, entrance hall, lounge, dining room, kitchen, conservatory, bedroom one, bedroom two and bathroom. Externally the property benefits from off road parking for two vehicles to the front aspect with garage, and garden to the rear which is mainly laid to lawn with patio area.

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

**£300,000**

**MARKS & MANN**

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# Ashdown Way, Ipswich

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## Entrance Porch

Window to front aspect.

## Entrance Hall

Front door, radiator.

## Bedroom One

3.29m x 3.95m (10' 10" x 13' 0")

Double glazed window to front aspect, radiator.

## Bedroom Two

2.68m x 3.46m (8' 10" x 11' 4")

Double glazed window to front aspect, radiator, built in wardrobe.

## Living Room

3.47m x 4.53m (11' 5" x 14' 10")

Sliding door to rear aspect, gas fire place, radiator.

## Dining Room

2.10m x 3.05m (6' 11" x 10' 0")

Radiator, double glazed window to rear aspect.

## Kitchen

2.49m x 2.39m (8' 2" x 7' 10")

Radiator, door to side aspect, double glazed window to rear aspect, single glazed to side.

## Conservatory

3.46m x 3.73m (11' 4" x 12' 3")

French doors to side aspect window surrounds, electric heater.

## Bathroom

Shower cubicle, assisted hand wash basin, low level WC, double glazed window to side aspect, radiator, towel rail and loft hatch.

## Lean to

Door to front aspect, door to rear aspect.

## Front Garden

The front garden is laid to lawn with flower beds. There is a garage with power and light connected, allowing off road parking for 2 vehicles.

## Rear Garden

The garden is mainly laid to lawn with a patio area. There is a greenhouse, pond and 2 sheds. Storage area off the back of the garage with power and light.

## 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 8RG 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

## Disclaimer

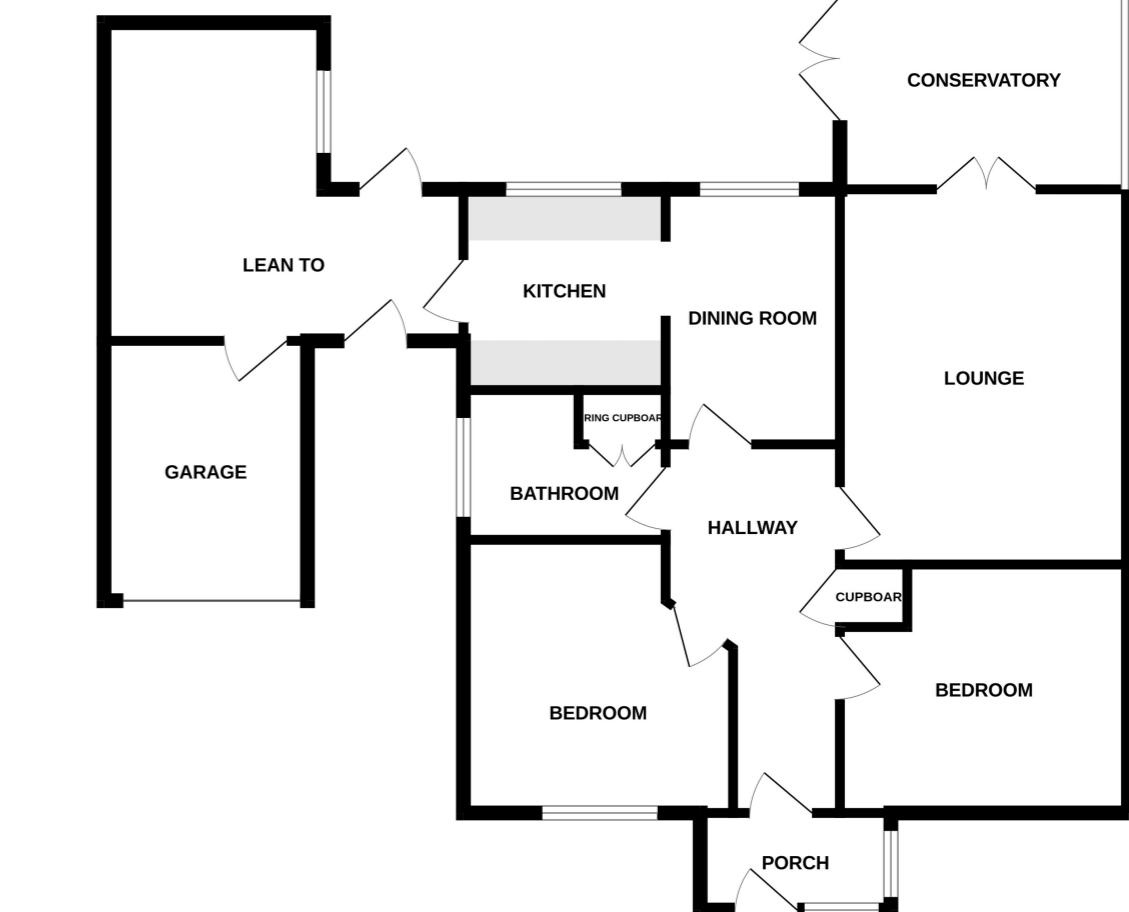
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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.



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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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The above floor plans are not to scale and are shown for indication purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			