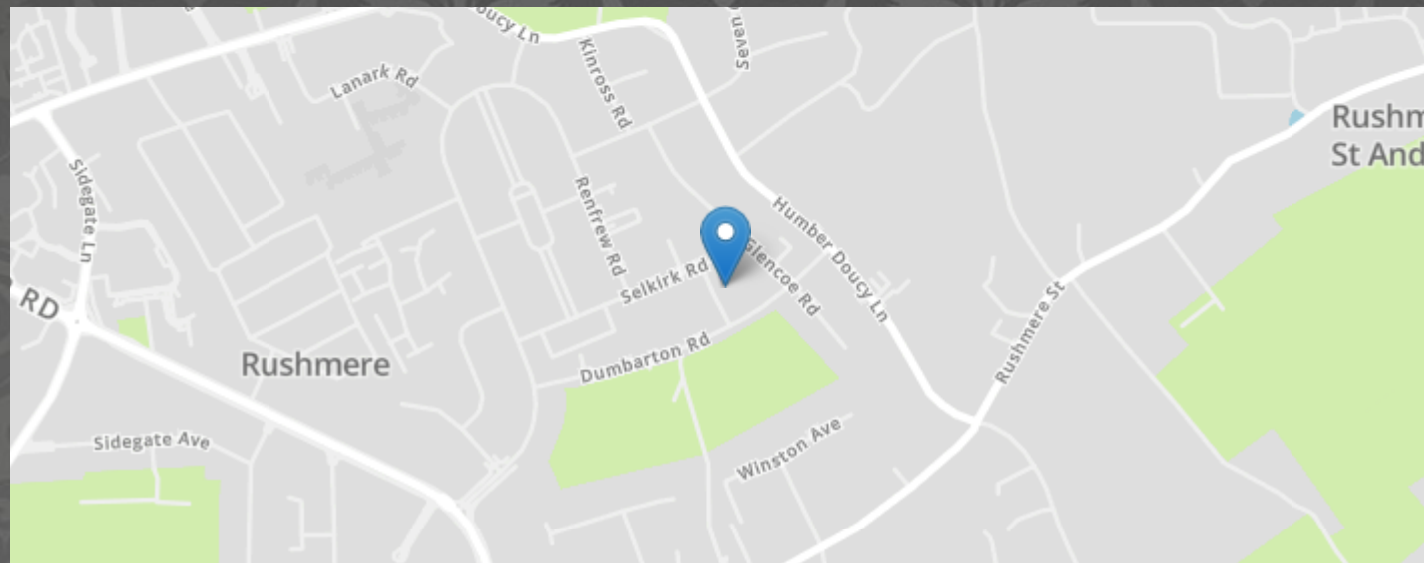


## Dumfries Road, Ipswich



- **THREE BEDROOMS**
- **GAS CENTRAL HEATING**
- **CLOSE TO LOCAL SCHOOLS**
- **GARDEN**
- **PORCH**
- **DOUBLE GLAZED WINDOWS AND DOORS**
- **OFF ROAD PARKING**
- **TWO RECEPTION ROOMS**
- **WELL KEPT**
- **IDEAL LOCATION**

# MARKS & MANN

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

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

# MARKS & MANN



## Dumfries Road, Ipswich

We are pleased to be marketing this well kept and well presented three bedroom semi-detached home in the north-east of Ipswich. Situated in an ideal location the property is positioned close to local schools.

Internally the property benefits from, on the ground floor: Porch, entrance hall, lounge, dining room and kitchen. To the first floor: Landing, bedroom one, bedroom two, bedroom three and bathroom. Externally the property benefits from off road parking to the front aspect and garden to the rear which is mainly laid to lawn with patio area.

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

**£270,000**



Dumfries Road, Ipswich

Porch

Door to front aspect, double glazed window to front aspect.

Entrance Hall

Radiator, front door, under stairs storage, double glazed window to front aspect

Lounge

4.29m x 3.780m (14' 1" x 12' 5")  
Double glazed window to rear aspect, radiator.

Dining Room

3.10m x 2.72m (10' 2" x 8' 11")  
Storage cupboard, double glazed window to front aspect, radiator.

Kitchen

2.95m x 2.74m (9' 8" x 9' 0")  
Extractor fan, double glazed window to side aspect, radiator, double glazed window to rear aspect, integrated oven, sink/draining board, boiler, storage cupboard.

Landing

Double glazed window to side aspect, airing cupboard.

Bedroom One

3.78m x 3.43m (12' 5" x 11' 3")  
Bedroom one double glazed window to rear aspect, radiator built in cupboard, fireplace.

Bedroom Two

3.86m x 2.77m (12' 8" x 9' 1")  
Double glazed window to rear aspect, radiator, built in wardrobe.

Bedroom Three

2.64m x 2.36m (8' 8" x 7' 9")  
Double glazed window to front aspect, radiator.

Bathroom

Bath with shower fitting, double glazed window to side aspect, heated towel rail, hand wash basin, low level WC.

Garden

Patio, brick built storage X2, external toilet, lawn side access.

Rear Garden

Fully enclosed by panelled fencing, westerly facing. Grassed area, patio area. Covered area with access to:

Brick built storage shed

Space for freezer.

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and he town centre which offers a wealth of amenities.

Directions

Using a SatNav, please use IP4 3JL as a 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 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.

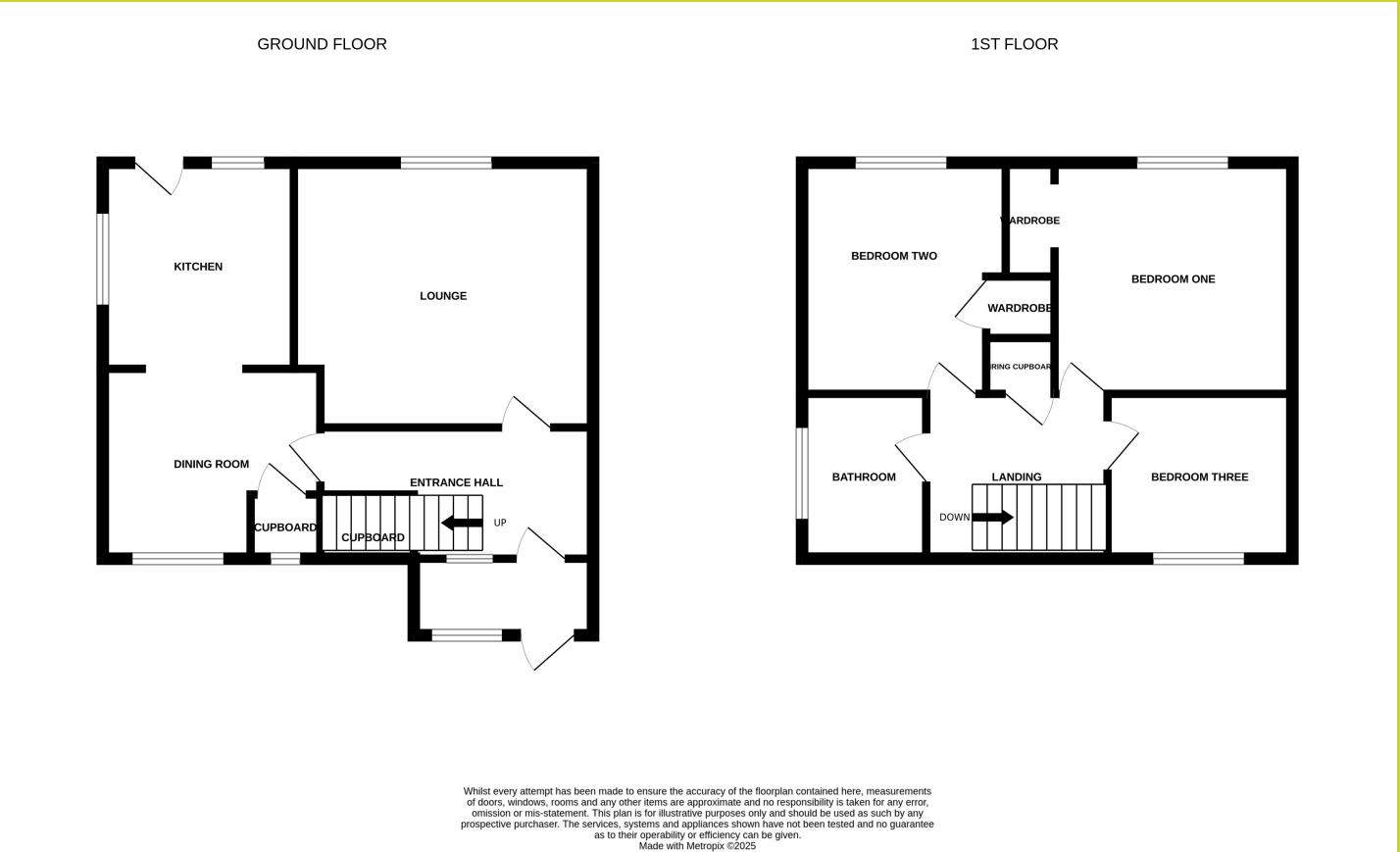
Money Laundering Regulations

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.

Dumfries Road, Ipswich



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

