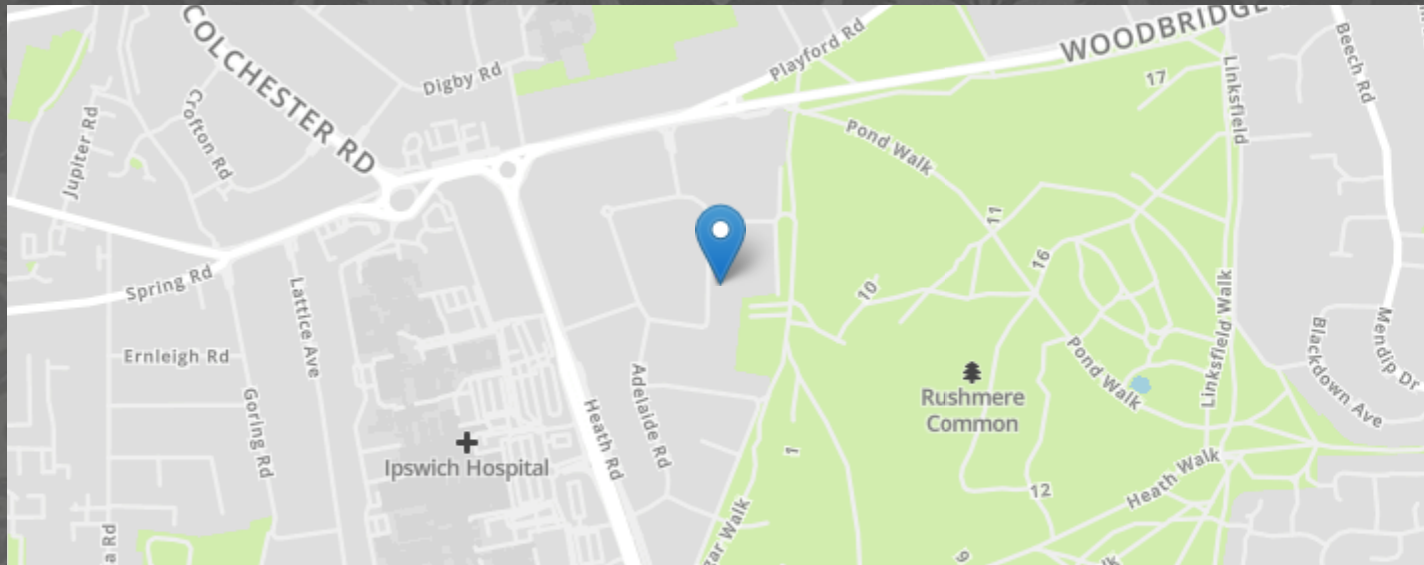


## Glenavon Road, Ipswich



# MARKS & MANN



## Glenavon Road, Ipswich

We are pleased to introduce this three bedroom semi-detached home to the market for sale. Situated in an ideal location the property sits close to amenities and schools.

Internally the property benefits from, on the ground floor: Entrance hall, living room, dining room, kitchen and WC. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the bathroom. Externally the property benefits from, off road parking to the front aspect plus a garden and a garden to the rear aspect.

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

**£325,000**

# MARKS & MANN

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Glenavon Road, Ipswich

Entrance hall

Radiator, front door, under stairs storage, ceiling spotlights.

Living room

3.97m x 3.66m (13' 0" x 12' 0")  
Multi fuel burner, double glazed window to front aspect, vertical radiator.

Dining room

3.95m x 3.21m (13' 0" x 10' 6")  
Door to rear aspect, window to rear aspect, radiator.

Kitchen

2.48m x 3.81m (8' 2" x 12' 6")  
Double glazed window to side aspect, radiator, pantry.

Cloakroom

Low level WC

Landing

Double glazed window to side aspect.

Bathroom

Freestanding bath, double glazed window to rear aspect, low level WC, hand wash basin, heated towel rail.

Bedroom one

3.52m x 3.87m (11' 7" x 12' 8")  
Double glazed window to front aspect, radiator.

Bedroom two

3.21m x 3.74m (10' 6" x 12' 3")  
Double glazed window to rear aspect, radiator.

Bedroom three

2.69m x 2.17m (8' 10" x 7' 1")  
Double glazed window to front aspect, radiator.

Garden

East facing, paved space, lawn.

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 5QD 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

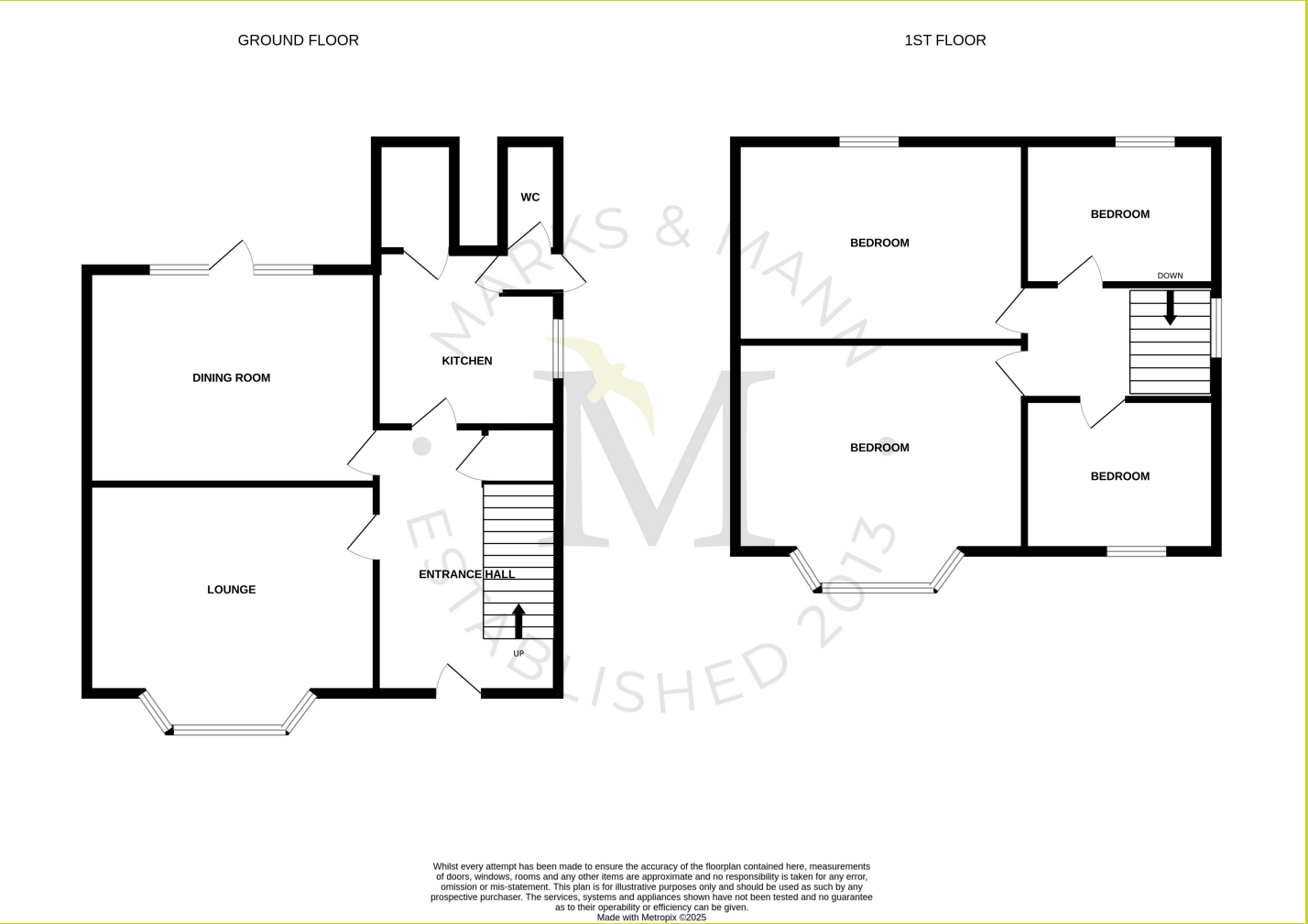
Disclaimer

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.

Glenavon Road, Ipswich



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

