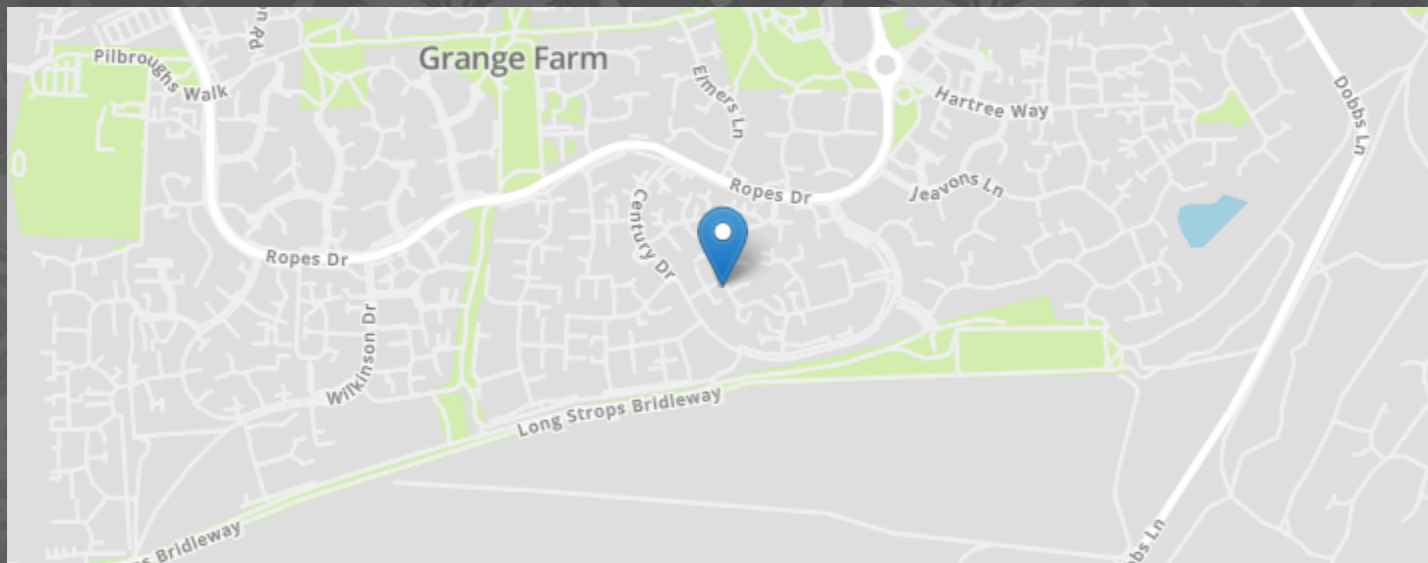


Castle Gardens, Kesgrave, Ipswich



- THREE BEDROOM
- GARDEN
- GAS CENTRAL HEATING
- CHAIN FREE
- EN-SUITE
- GARAGE
- CLOSE TO AMENITIES
- CLOAKROOM

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Castle Gardens, Kesgrave, Ipswich

We are pleased to be marketing this three bedroom property set over three floors. The property is in an ideal location close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, kitchen, living room and cloakroom. To the first floor: Landing, bedroom two, bedroom three and the bathroom. To the top floor: Bedroom one which features an En-suite. Externally the property benefits from off road parking plus a garage and a garden to the rear aspect.

The property is being sold with no forward chain.

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

£280,000 Offers in Excess of

Castle Gardens, Kesgrave, Ipswich

Entrance hall

Front door, radiator.

Kitchen

1.52m x 3.26m (5' 0" x 10' 8")
Double glazed window to front aspect, sink/draining board, integrated oven, hob, integrated fridge and freezer, extractor.

Living room

3.62m x 5.32m (11' 11" x 17' 5")
French doors to rear aspect leading to garden, radiator, under stair storage.

Cloakroom

Low level WC, radiator, hand wash basin.

First floor landing

Bedroom two

3.63m x 3.33m (11' 11" x 10' 11")
Double glazed window to rear aspect, radiator.

Bedroom three

3.37m x 2.15m (11' 1" x 7' 1")
Double glazed window to front aspect, radiator.

Bedroom one

2.61m x 4.79m (8' 7" x 15' 9")
Double glazed window to rear aspect, radiator.

En-suite

Shower cubicle, low level WC, hand wash basin, ceiling spot light, radiator.

Garden

Patio, lawn.

Location

The property is positioned close to schools and amenities.

Directions

Using a SatNav, please use IP5 2EW 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: C

Disclaimer

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.

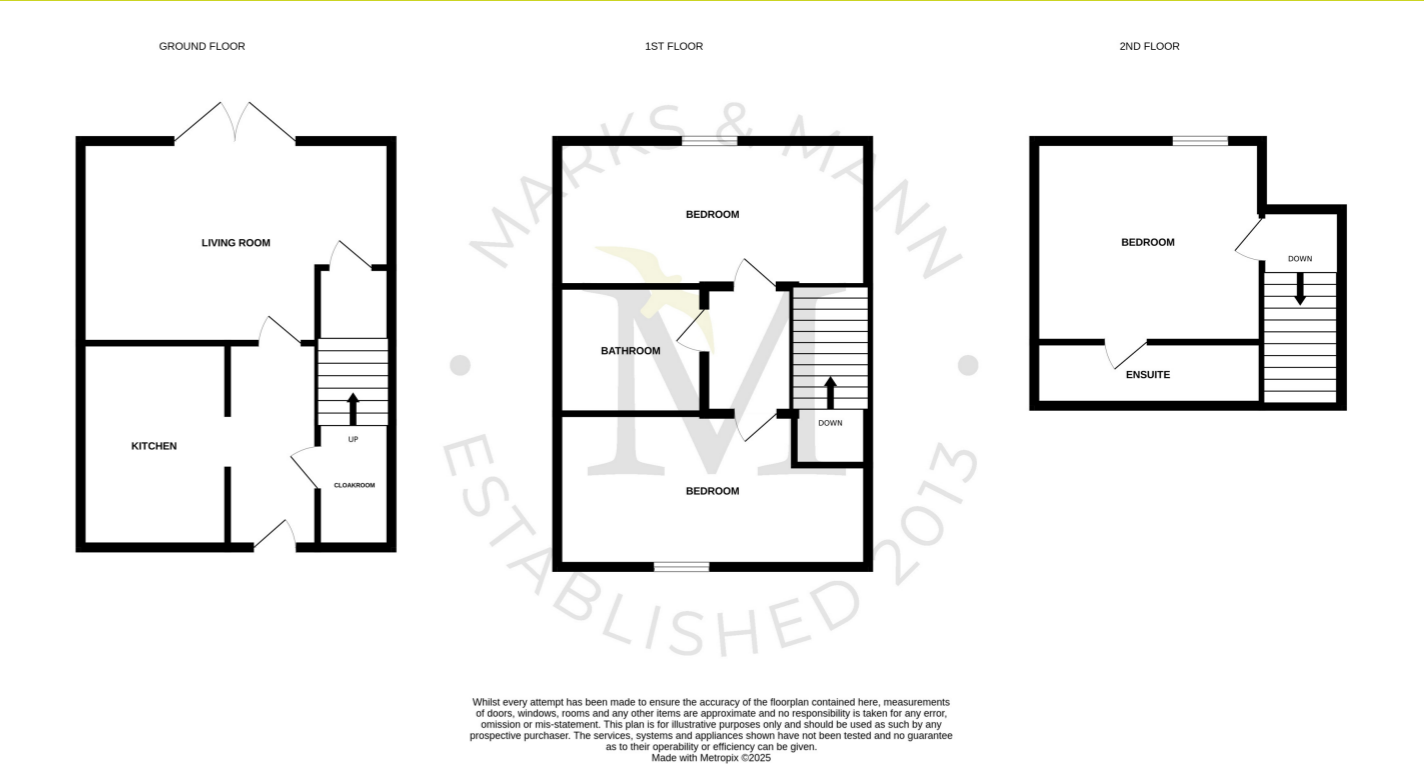
Money Laundering Regulations

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.

Castle Gardens, Kesgrave, Ipswich



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

