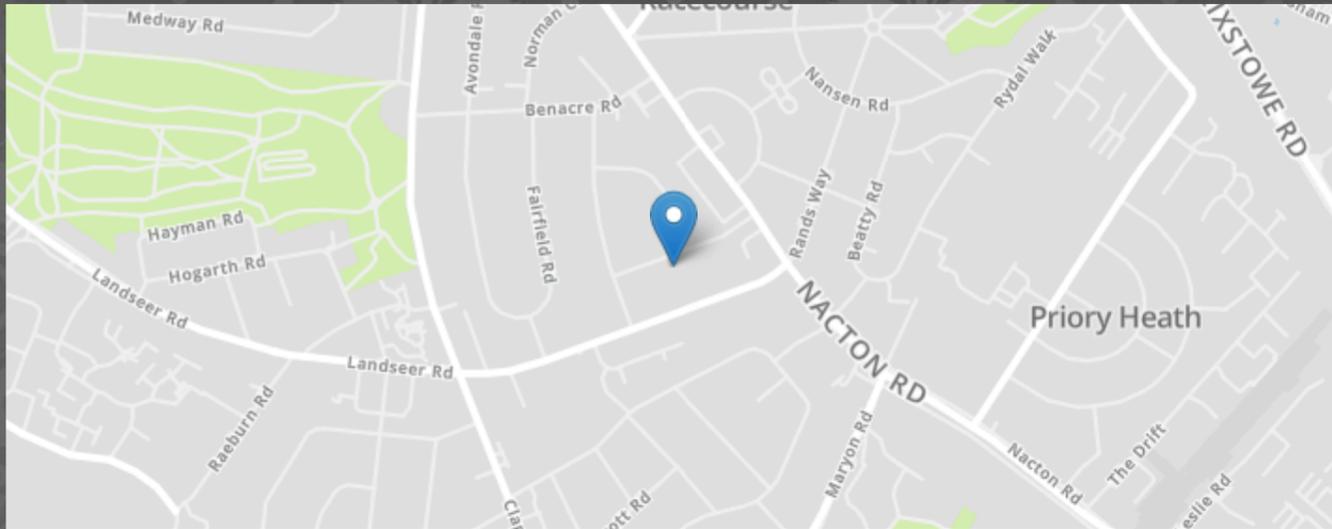


Clarence Road, Ipswich



- THREE BEDROOMS
- CLOSE TO LOCAL SHOPS AND SPORTING FACILITIES
- DOUBLE GLAZED
- OFF ROAD PARKING FOR TWO VEHICLES
- EASY ACCESS TO A14
- SEMI-DETACHED HOUSE
- GAS CENTRAL HEATING
- GARAGE
- CLOSE TO LOCAL AMENITIES
- DECKING BAR WITH ELECTRIC

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Clarence Road, Ipswich

We are pleased to be marketing this three bedroom semi-detached family home in the south-east of Ipswich. Situated in an ideal location the property is positioned to local schools and sports facilities.

Internally the property benefits from, on the ground floor: Porch, entrance hall, living room, kitchen, and diner/sitting room. To the first floor: Landing, bedroom one, bedroom two, bedroom three and bathroom. Externally the property benefits from off road parking for two vehicles, and garden to the rear which is laid to lawn with decking bar and paved area.

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

£280,000

Clarence Road, Ipswich

Clarence Road, Ipswich

Entrance Porch

Front door, double glazed window to side.

Entrance Hall

Front door, radiator, understairs storage cupboard.

Living Room

3.11m x 3.23m (10' 2" x 10' 7")
Double glazed window to front aspect, radiator.

Kitchen

2.74m x 5.25m (9' 0" x 17' 3")
Extractor, ceiling spotlights, sink draining board, double glazed window to side aspect, door to rear aspect.

Diner/Sitting Room

6.77m x 4.68m (22' 3" x 15' 4")
Double glazed window to side aspect and two to the rear aspect, radiator X2.

Landing

Double glazed window to side, storage cupboard, airing cupboard.

Bedroom One

2.97m x 3.52m (9' 9" x 11' 7")
Double glazed window to rear aspect.

Bedroom Two

3.27m x 3.24m (10' 9" x 10' 8")
Double glazed window to front aspect, boiler housing tank housing.

Bedroom Three

2.79m x 1.93m (9' 2" x 6' 4")
Double glazed window to rear aspect, radiator.

Bathroom

Bath with shower over, double glazed window to front aspect, heated towel rail, ceiling spotlights, hand wash basin, low level WC.

Garden

Garage with electric door, power and light. Side access to rear garden having a decking bar with electric, lawn area, paving area and shed X3.

Location

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

Directions

Using a SatNav, please use IP3 9LH as a point of destination.

Important Information

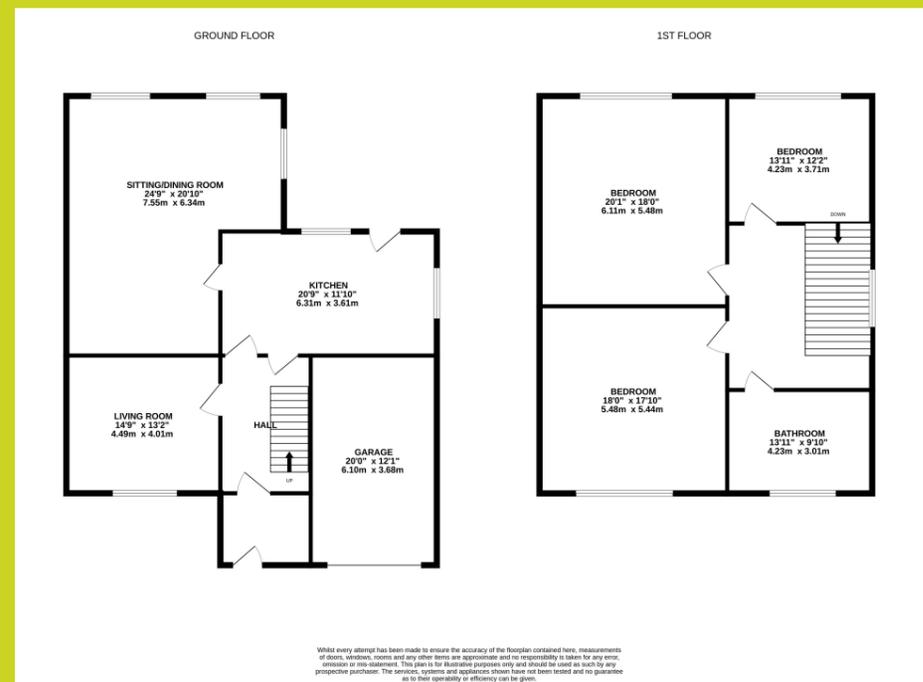
Tenure - Freehold
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council Tax Band: C
EPC Rating: TBC

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.



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		
(69-80) C		75
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	