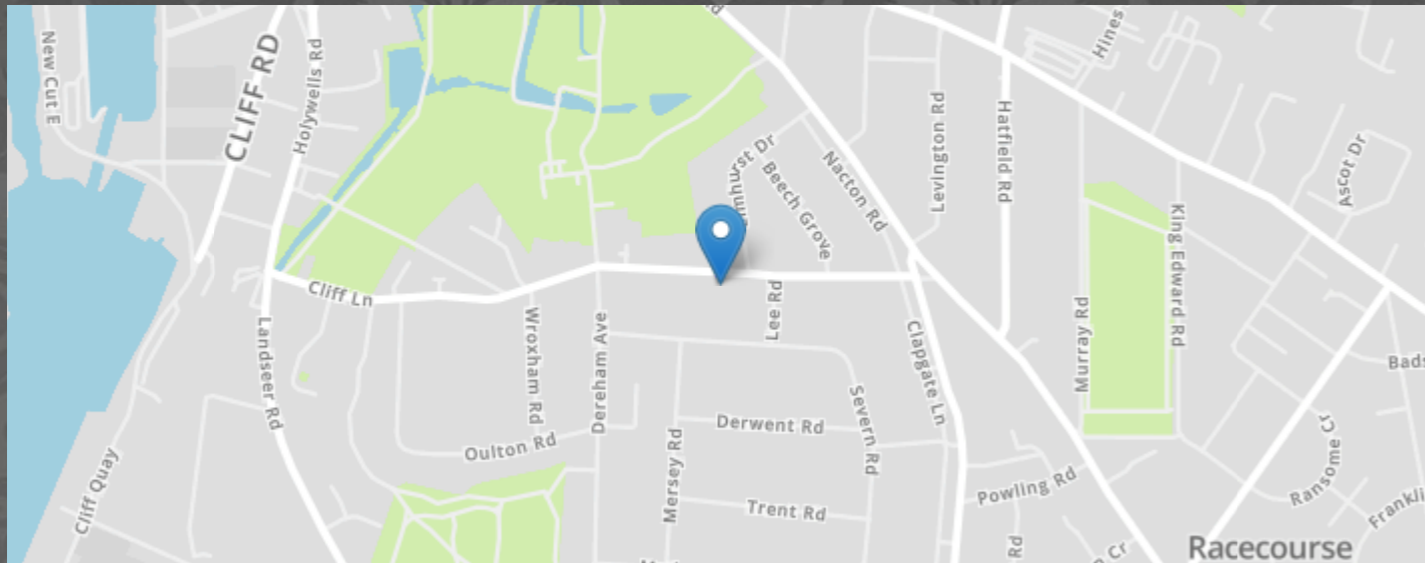


## Cliff Lane, Ipswich



- THREE BEDROOMS
- OFF ROAD PARKING
- FIRST FLOOR BATHROOM
- CLOSE LINKS TO THE A14 & A12
- SEMI DETACHED HOUSE
- SOUTH FACING GARDEN
- CLOSE TO LOCAL AMENITIES AND PARKS

# MARKS & MANN



## Cliff Lane, Ipswich

Marks and Mann are delighted to offer for sale this THREE BEDROOM SEMI DETACHED HOUSE, with South facing garden. The property boasts lounge/diner, kitchen, utility room, cloakroom, three bedrooms and first floor bathroom, summer house/studio off road parking for two to three cars.

In the agents opinion an early internal viewing is highly advised.

# MARKS & MANN

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

**£300,000 Offer in Excess of**

# Cliff Lane, Ipswich

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**Porch**  
Double glazed door with double glazed window either side, door leading to hall way

**Hallway**  
1.22m x 4.00m (4' 0" x 13' 1")  
Heating system, Doors to sitting room, utility room, under stairs cupboard, stairs to first floor Light fitting, radiator.

**Sitting room**  
3.47m x 7.68m (11' 5" x 25' 2")  
Double glazed bay front window, fireplace with mantel over, light fitting, long wall mounted radiator, leads onto kitchen diner.

**Kitchen/diner**  
3.16m x 4.69m (10' 4" x 15' 5")  
Double glazed window to rear, double sliding patio door to garden, eye and low level cupboards with solid wood worktops and tiled splash back, extractor fan, cooker, induction hob, sink, draining board, ceiling spot lights and light fitting, radiator. Kitchen fitted 2016.

**Utility room**  
1.95m x 2.01m (6' 5" x 6' 7")  
Door to garden, door to WC, boiler, ceiling spot lights, radiator, plumbing for washing machine, space for condenser.

**Cloakroom**  
1.00m x 1.94m (3' 3" x 6' 4")  
Hand basin, low level toilet.

**First floor landing**  
Doors to three bedrooms and family bathroom

**Bedroom one**  
3.06m x 3.89m (10' 0" x 12' 9")  
Double glazed bay front window, light fitting, radiator.

**Bedroom two**  
3.07m x 3.65m (10' 1" x 12' 0")  
Double glazed window to rear, light fitting, radiator.

**Bedroom three**  
1.96m x 2.38m (6' 5" x 7' 10")  
Double glazed window to front, radiator.

**First floor bathroom**  
1.96m x 2.18m (6' 5" x 7' 2")  
Double glazed window to side, bath with over head shower, basin, toilet, heated towel rail/radiator.

**Outside**  
South facing, fully enclosed, patio area and laid to lawn, both sides have mature shrubs and trees, shed and summer house/studio at the bottom of the garden.

**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 E  
Our ref: JB/TS

**Location**  
The property is close to many local amenities/supermarkets, schools, parks, close access to town centre and A12/A14.

**Directions**  
Using a SatNav, please use IP3 0PD as the point of destination

**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.

**Anti 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.



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

