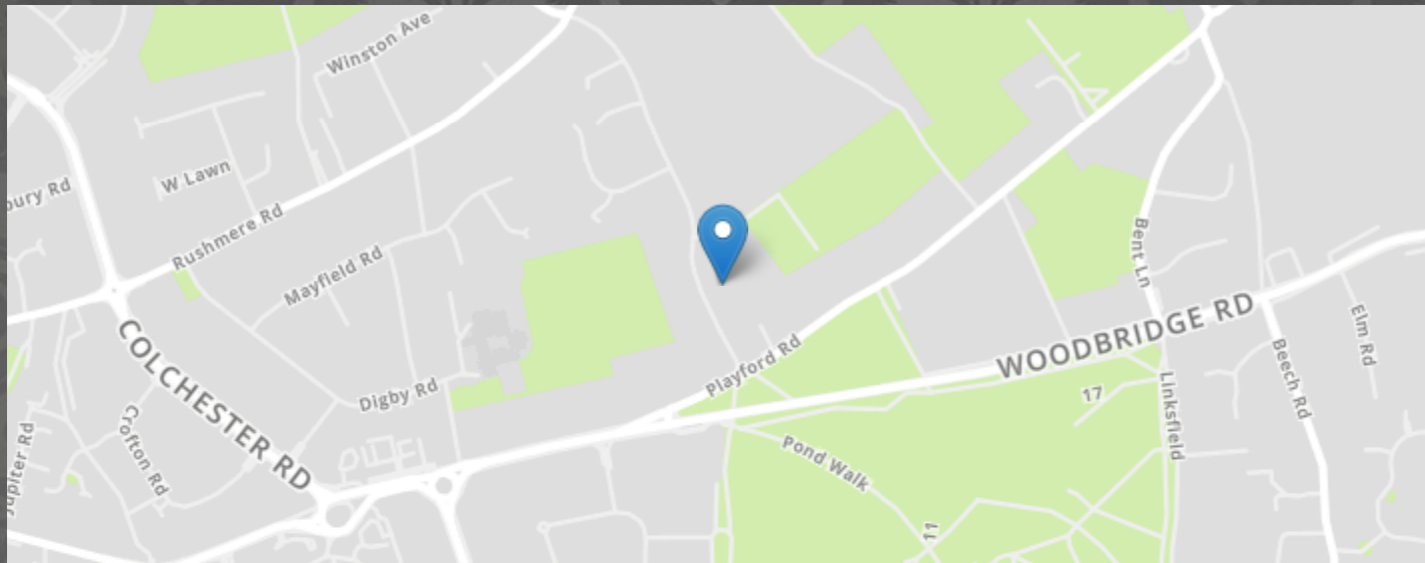


Humber Doucy Lane, Ipswich



MARKS & MANN



- 3 BEDROOMS
- CONSERVATORY
- OFF ROAD PARKING FOR 5 CARS
- CLOSE TO SCHOOLS SHOPS AND AMENITIES
- LOUNGE/DINER
- GAS CENTRAL HEATING
- 200 FT REAR GARDEN



Humber Doucy Lane, Ipswich

Located in the popular east Ipswich, Marks and Mann are delighted to offer for sale this THREE BEDROOM SEMI DETACHED HOUSE

Internally the layout comprises of entrance hall, cloakroom, lounge, dining room, kitchen, conservatory, 3 bedrooms and family bathroom. The property benefits from gas central heating and double glazing throughout, off road parking for 5 cars and beautifully presented enclosed 200ft rear garden.

With access to the A12/A14, local amenities including supermarket, the area is well located for schools and public transport. An early viewing is highly advised.

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

£380,000

MARKS & MANN

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

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Website www.marksandmann.co.uk

Humber Doucy Lane, Ipswich

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Hallway

Radiator, light fitting

Living/Dining room

3.35m x 7.62m (11' 0" x 25' 0")
Bay window, light fitting, fire place, radiator, door

Kitchen

2.72m x 4.34m (8' 11" x 14' 3")
Sink/draining board, window, door, light fitting

Conservatory/Extension

3.99m x 3.38m (13' 1" x 11' 1")
W/C, French doors, sky light

Landing

Bedroom one

3.40m x 4.22m (11' 2" x 13' 10")
Window, light fitting, radiator

Bedroom two

2.59m x 3.56m (8' 6" x 11' 8")
Window, light fitting, radiator

Bedroom three

1.90m x 2.72m (6' 3" x 8' 11")
Radiator, light fitting, window

Bathroom

1.75m x 2.35m (5' 9" x 7' 9")

Cloak room

Basin, toilet

Garden

Approx: 200 ft
Lawn area, pond, paved area, out building

Important information

Tenure - Freehold
Services - We understand the mains gas, electricity, water and drainage are connected to the property.
Council tax band C
EPC rating - TBC
Our ref - JB/ts

Location

With access to the A12/A14, local amenities including supermarket, the area is well located for schools and public transport.

Directions

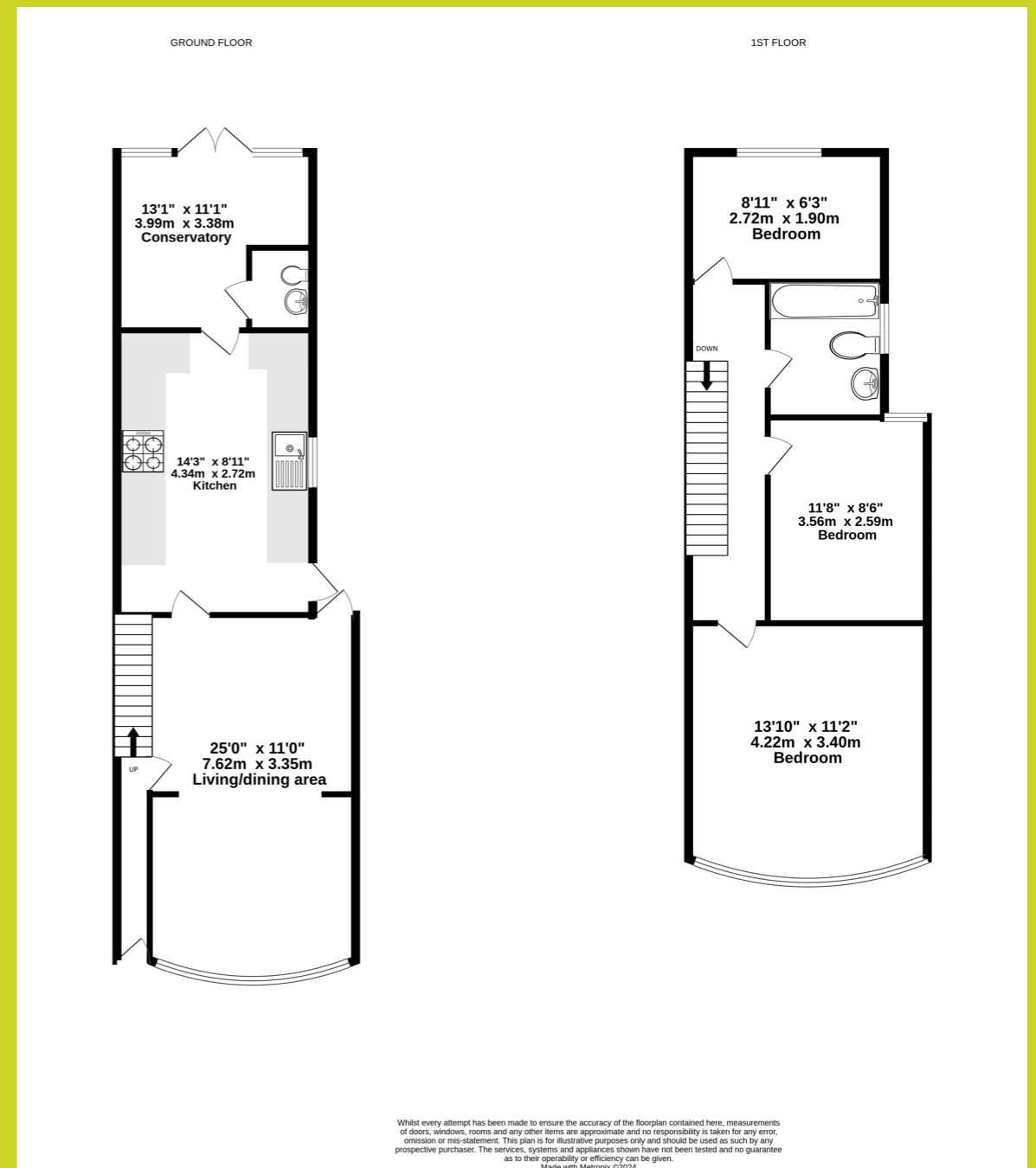
Please use IP4 3NP as a point of destination

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.

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.

