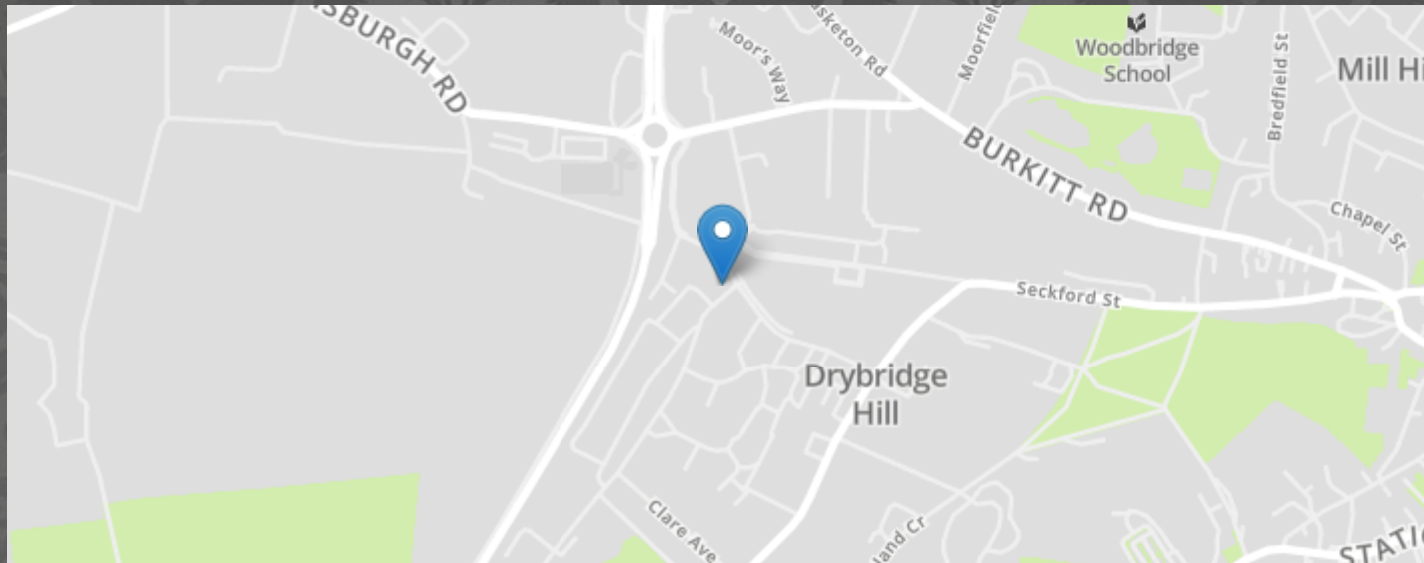


Bullards Lane, Woodbridge



- GARDEN
- TWO BEDROOM
- DOUBLE GLAZING
- CLOSE TO AMENITIES
- NO CHAIN
- SEMI DETACHED
- GAS CENTRAL HEATING
- EASY ACCESS TO A12 AND A14

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Bullards Lane, Woodbridge

We are pleased to be marketing this three bedroom home for sale. The property is situated in an ideal location close to amenities.

Internally the property benefits from, on the ground floor: Entrance hall, kitchen, living room/dining area and utility space. To the first floor: Landing, bedroom one, bedroom two and the bathroom. Externally the property benefits from garden space to the front and rear aspects.

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

£260,000

Bullards Lane, Woodbridge

Utility

9'6" x 5'
window to side and front aspect, gas boiler.

Living room/dining area

18'9" x 14'10"
Double glazed window to front aspect, double glazed window and patio doors to rear aspect.

Kitchen

Sink/draining board, double glazed window to front aspect, pantry.

Landing

Double glazed window to side aspect, built in cupboards/storage.

Bedroom one

14' x 9'2"
Double glazed window to rear aspect, radiator.

Bedroom two

13'4" x 9'2"
Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to front aspect, bath, low level WC, handwash basin, radiator.

Garden

Front and rear gardens laid to 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 IP12 4HE 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

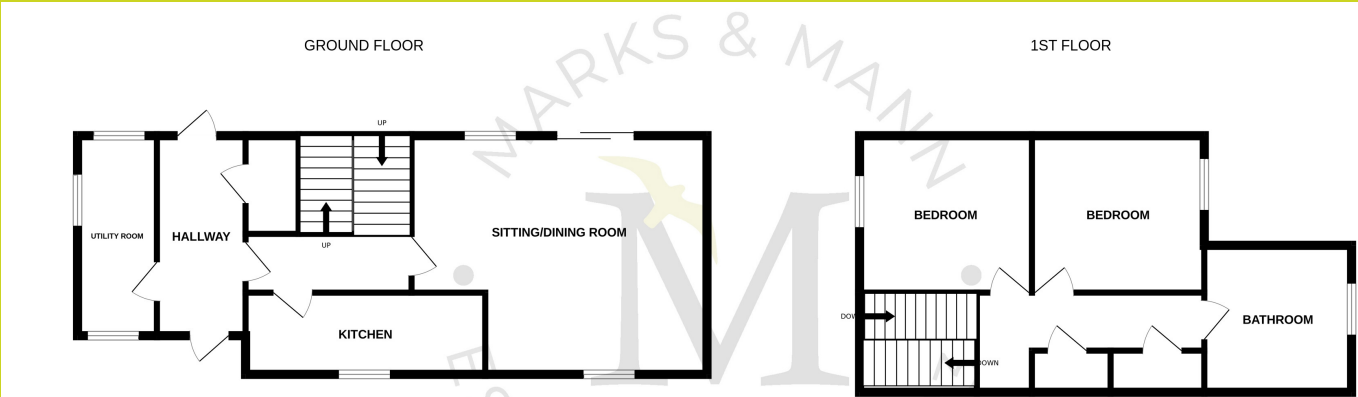
Disclaimer

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 D.

Bullards Lane, Woodbridge



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The above floor plans are not to scale and are shown for indication purposes only.

