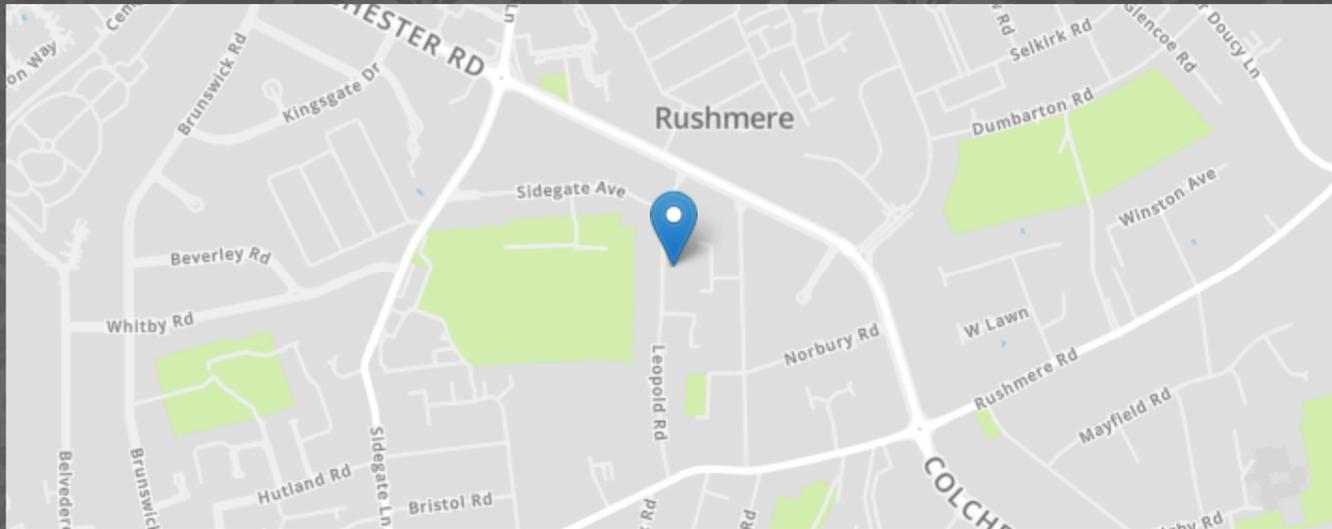


Leopold Road, Ipswich



- DETACHED BUNGALOW
- NO ONWARD CHAIN
- CLOSE TO AMENITIES
- BUS ROUTES IN/OUT OF TOWN
- OFF ROAD PARKING

- TWO BEDROOM
- EXCELLENT SCHOOLS
- BAY WINDOWS
- DOUBLE GLAZED
- NO CHAIN

MARKS & MANN



Leopold Road, Ipswich

We are pleased to introduce this well kept two bedroom detached bungalow to the market for sale. The property is located to the East side of Ipswich and is conveniently positioned close to amenities.

Internally the property benefits from, the entrance hall, living room, bedroom one, bedroom two, kitchen and the bathroom. Externally the property benefits from a garden to the front aspect along with a parking space and also a generous garden to the rear.

The bungalow offers vast potential plus gives scope to extend (STPP) and is being sold with no forward chain.

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

£315,000

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

Leopold Road, Ipswich

Leopold Road, Ipswich

Entrance Hall

Front door, access to loft.

Lounge

4.14m x 3.30m (13' 7" x 10' 10")
Double glazed widow to front aspect, featured gas fireplace, radiator.

Bedroom One

4.32m x 3.38m (14' 2" x 11' 1")
Double glazed window to front aspect, radiator.

Kitchen

4.75m x 3.68m (15' 7" x 12' 1")
Double glazed window to rear aspect, French doors to rear aspect, radiator, sink with drainer, extractor.

Bedroom Two

3.35m x 3.35m (11' 0" x 11' 0")
Double glazed window to rear aspect, radiator.

Bathroom

Shower cubicle with assisted seat, double glazed window to side aspect, storage/airing cupboard, low level WC, hand wash basin, heated towel rail.

Front Garden

Lawn with pathway leading to front door, block paving.

Rear Garden

Lawn, patio, garden shed x2.

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 IP4 4RN as the point of destination.

Important Information

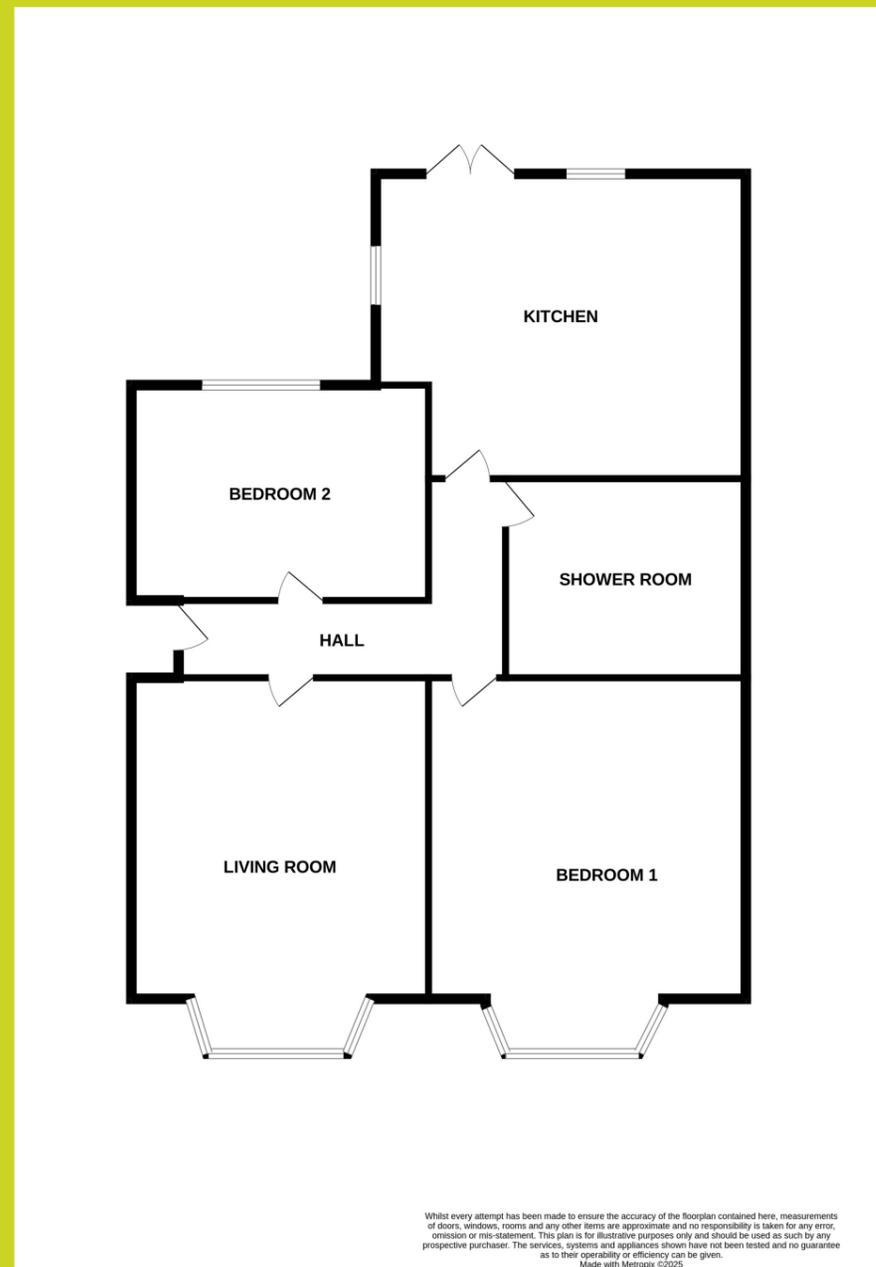
Tenure Freehold
Services, we understand that mains gas, electricity, water and drainage are connected to the property.
Council Tax - C
EPC rating: E

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.

