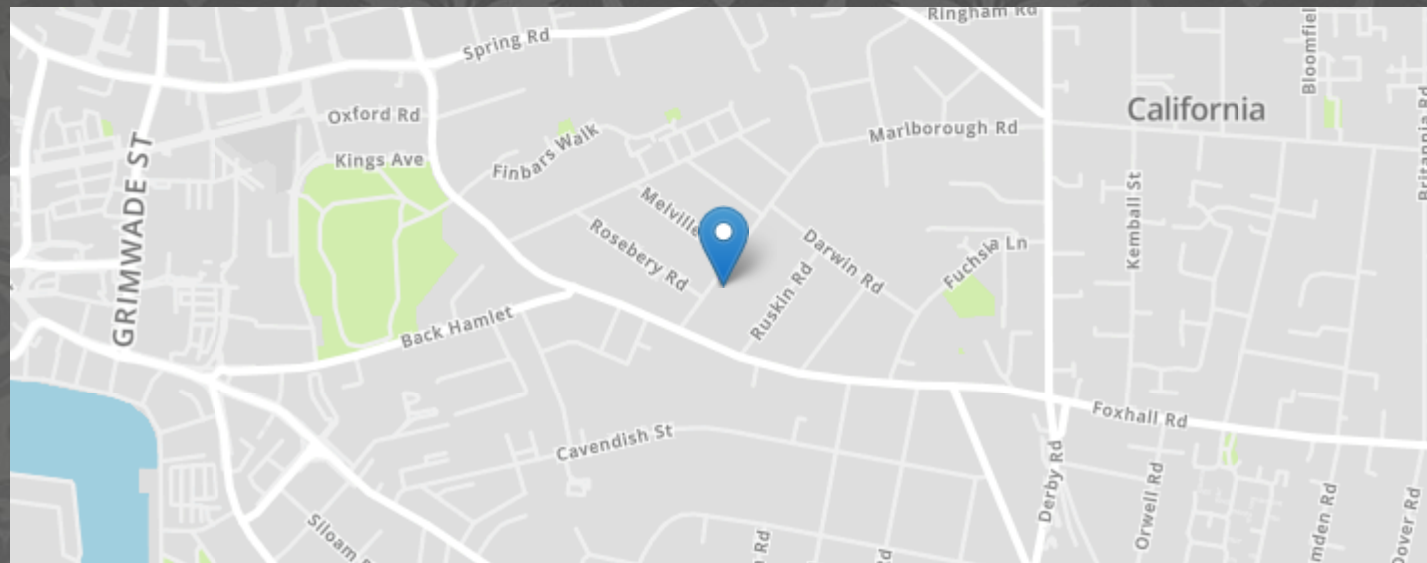


## Wellesley Road, Ipswich



- COPLESTON SCHOOL CATCHMENT AREA
- LOFT ROOM
- OFF ROAD PARKING
- GARDEN
- NEW BATHROOM

- EAST IPSWICH
- DOUBLE GLAZED WINDOWS & GAS HEATING VIA RADIATORS
- THREE BEDROOM
- IDEAL LOCATION
- NEW ROOF

# MARKS & MANN

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

# MARKS & MANN



## Wellesley Road, Ipswich

We are delighted to be marketing this well kept and presented three bedroom home. The property is situated in an ideal location on the East side of Ipswich and is positioned conveniently close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room, dining room, kitchen, storage room, lobby, bedroom three. To the first floor: Landing, bedroom one, bedroom two and a recently fitted bathroom. The property also benefits from a loft room. Externally the property benefits from, off road parking and a garden to the rear which features, patio space, lawn and a workshop.

The property is extended and has recently been fitted with a new roof.

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

**£270,000**



## Wellesley Road, Ipswich

## Hallway

Panel glazed entrance door to front. Stairs leading to first floor. Laminate style flooring. Radiator.

## Lounge

13' 1" x 10' 4" (4.00m x 3.16m)  
Double glazed bay window to front. Feature fireplace with surround. Covered ceiling. Radiator.

## Dining Room

11' 11" x 11' 4" (3.63m x 3.45m)  
Double glazed door to rear. Under stairs cupboard. Coved ceiling. Radiator.

## Kitchen

10' 6" x 8' 3" (3.20m x 2.51m)  
Double glazed window to side. Range of eye level units. Range of base level units with cupboards and drawers. Sink and a quarter and drainer unit with mixer tap. Tiled splashback. Electric double oven, electric hob with extractor over. Boiler. Radiator. Inset lighting. Coved ceiling.

## Storage room

10' 6" x 8' 2" (3.20m x 2.50m)  
Double glazed window to side. Low level WC. Pedestal wash basin. Tiled splashback. Panel bath. Shower cubicle. Loft access. Inset lighting. Coved ceiling. Radiator.

## Rear Lobby

Double glazed door to side. Space for washing machine and dish washer. Sky light. Radiator.

## Bedroom

12' 2" x 8' 8" (3.70m x 2.65m)  
Double glazed window to side. Radiator.

## Landing

Stairs leading to loft room. Built in cupboard. Coved ceiling.



## Bedroom One

13' 1" x 11' 2" (4.00m x 3.40m)  
Two double glazed windows to front. Two built in wardrobes. Radiator.

## Bedroom Two

11' 11" x 8' 9" (3.64m x 2.66m)  
Double glazed window to rear. Laminate style flooring. Coved ceiling.  
Radiator.

## Bathroom

8' 4" x 7' 6" (2.55m x 2.28m)  
Double glazed window to rear. Bath. Shower. Low level WC. Heated towel  
rail.

## Loft Room

12' 11" x 11' 3" (3.93m x 3.42m)  
Built in cupboard. Sky light. Inset lighting. Radiator.

## Rear Garden

92' 2" x 32' 2" (28.10m x 9.80m)  
Panel fencing to side and rear. Patio area. Laid to lawn. Shed/workshop  
the bottom of the garden with electric points.

## 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 B.

## School Admissions

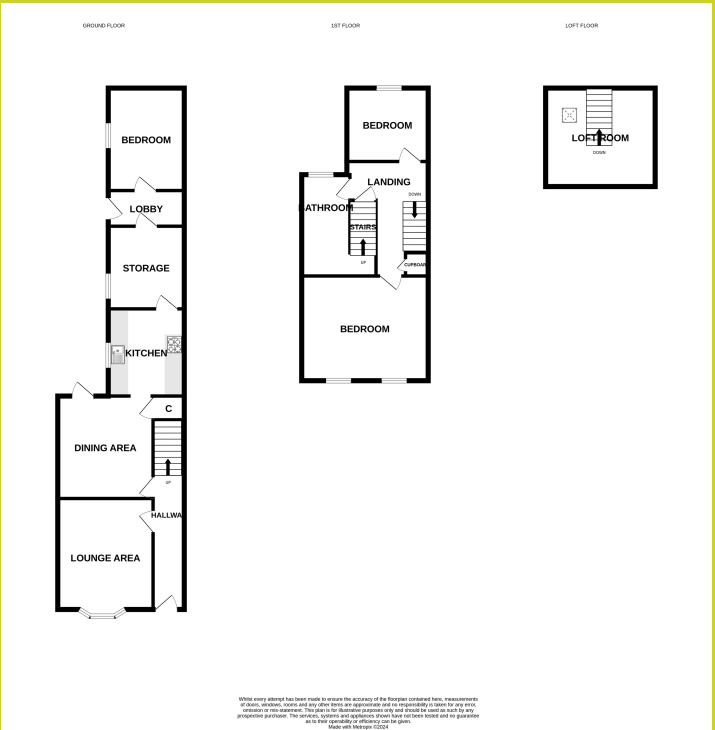
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

## Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit:  
[www.rightmove.co.uk/broadband-speed-in-my-area](http://www.rightmove.co.uk/broadband-speed-in-my-area) for this information.

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

