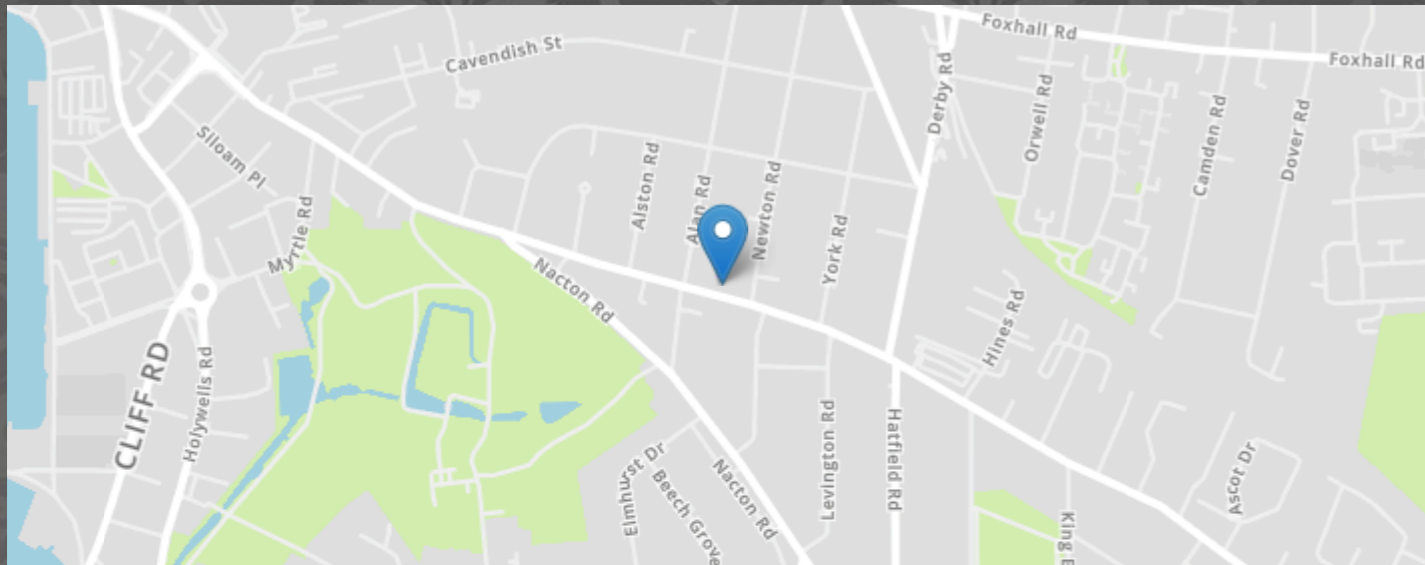


Felixstowe Road, Ipswich



MARKS & MANN



- NO ONWARD CHAIN!!!
- SEMI DETACHED HOUSE
- LOUNGE/DINER
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- PERFECT FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- THREE BEDROOMS
- EAST IPSWICH
- KITCHEN & GROUND FLOOR BATHROOM
- FULLY ENCLOSED REAR GARDEN



Felixstowe Road, Ipswich

GUIDE PRICE - £240,000 - £250,000

Marks & Mann Estate Agents Ltd are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME located in the popular East Ipswich area. The property benefits from an entrance porch, lounge/diner, recently fitted kitchen, ground floor family bathroom and three bedrooms. The also has further benefits of having a cellar, a fully enclosed rear garden and the property is double glazed throughout and runs on gas central heating. The property is conveniently positioned close to Holywells Park and local schools.

0.3 miles away from DERBY ROAD TRAIN STATION. Close to a range of local amenities including Felixstowe Road Medical Practice. A short drive to Futura Park boasting John Lewis, Waitrose and a range of Furniture stores.

In the valuer's opinion the property is ideal for first time buyers or investors. Early viewing is highly recommended to avoid any disappointment.

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

£240,000 Guide Price

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

Felixstowe Road, Ipswich

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Front

Block paved. Wooden fence to side. Low level brick wall to side.

Porch

Entrance door to front. Windows to sides. Door to:

Lounge/Diner

7.35m x 3.95m (24' 1" x 13' 0")
Double glazed window to front and rear. Laminate style flooring. Stairs leading to first floor. Dado rail. Built in cupboard. Coved. Two radiators.

Cellar

Entrance leading from Lounge/Diner.

Kitchen

2.89m x 2.39m (9' 6" x 7' 10")
Double glazed window to side. Double glazed door to side. Range of eye level units. Range of base level units with cupboards and drawers. Sink and drainer unit with mixer tap over. Tiled splashback. Space for fridge, freezer, cooker and washing machine. Laminate style flooring. Radiator. Integrated dishwasher. Coved. Door to:

Bathroom

Double glazed window to side. Panel bath with shower over. Low level WC. Hand wash basin. Tiled splashback. Tiled flooring. Radiator. Coved.

Landing

Doors to:

Bedroom One

3.96m x 3.17m (13' 0" x 10' 5")
Double glazed window to front. Laminate style flooring. Coved. Radiator.

Bedroom Two

3.96m x 3.14m (13' 0" x 10' 4")
Double glazed window to side. Dado rail. Laminate style flooring. Radiator. Coved. Opening to:

Bedroom Three

2.90m x 2.26m (9' 6" x 7' 5")
Double glazed window to side. Laminate style flooring. Coved. Radiator.

Rear Garden

Fully enclosed. Block paved area. Wooden fencing to sides and rear. Shed. Gate providing rear access from front and passageway provides access to rear. Laid to lawn. Decking area.

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.

Money Laundering Regulation

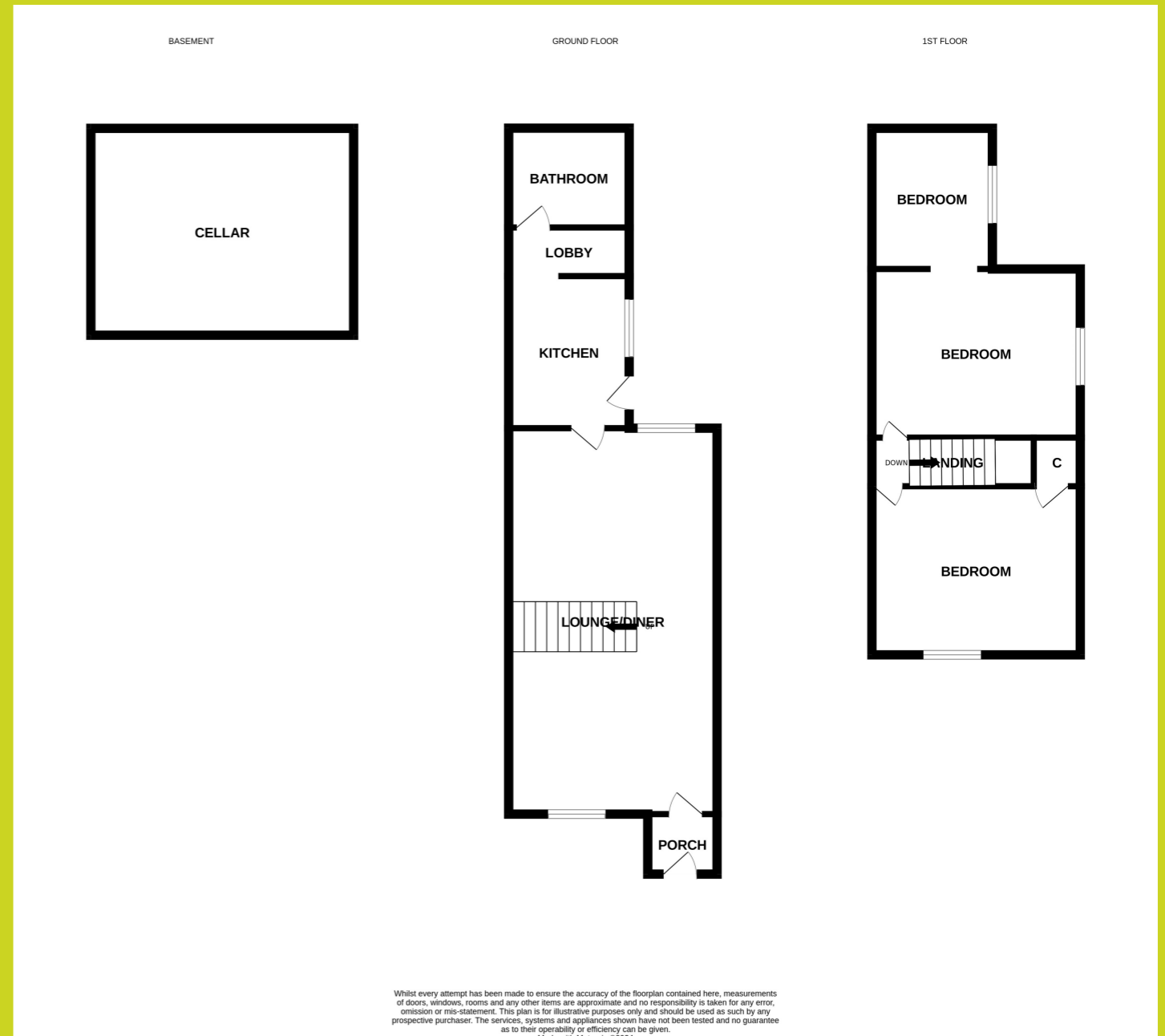
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

Council Tax Band

At the time of instruction the council tax band for this property is band B.



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

