

Hening Avenue, Ipswich



MARKS & MANN



- GAS CENTRAL HEATING
- TWO BEDROOM TOP FLOOR APARTMENT
- KITCHEN/SITTING ROOM
- EASY ACCESS TO A12 / A14
- DOUBLE GLAZING
- BALCONY
- ENSUITE AND MAIN BATHROOM
- ALLOCATED CAR PARKING



Hening Avenue, Ipswich

Marks and Mann are delighted to offer for sale this TWO BEDROOM TOP FLOOR APARTMENT

Internally the layout comprises of Hallway, two bedrooms, two bathrooms, kitchen/sitting room with sliding doors to balcony. The property also benefits from an allocated parking space.

With Access to the A12/A14, local amenities and supermarkets, the area is well located for schools and public transport. Early viewing is highly advised.

£150,000

MARKS & MANN

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Entrance Hall

Leading to two bedrooms, kitchen/sitting room.

Kitchen

03.10m x 3.27m (10' 2" x 10' 9") Double glazed window, radiator, a range of base and eye level units with work top over, sink, tiled splashed back, integrated oven, gas hob, with extractor fan above. There is space and plumbing for a washing machine.

Sitting room

3.20m x 3.98m (10' 6" x 13' 1") Radiator, double glazed balcony door double doors lead to a peaceful, south-west facing balcony, perfect for afternoon and evening sun, with park views.

Bedroom one

3.26m x 4.60m (10' 8" x 15' 1") Double glazed floor to ceiling window, radiator, built in wardrobe

Ensuite

White basin and toilet with cube shower unit

Main bathroom

Radiator, bath with shower over, basin and toilet.

Important information

Services - We understand that mains gas, electricity, water and drainage are connected to the property
Council Tax Band B
EPC rating - 79c
Our ref - JB/ts

Location

With Access to the A12/A14, local amenities and supermarkets, the area is well located for schools and public transport. Early viewing is highly advised.

Directions

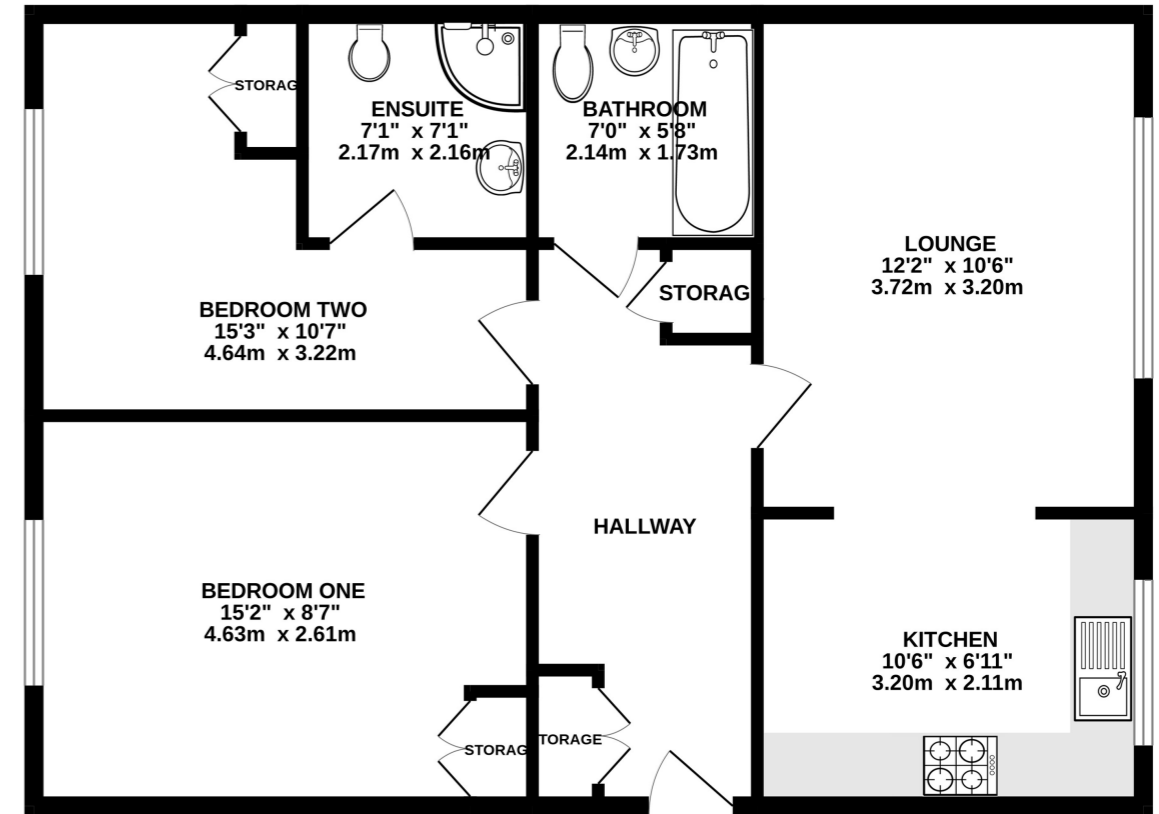
Please use IP3 9QJ as point of destination

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.



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.

