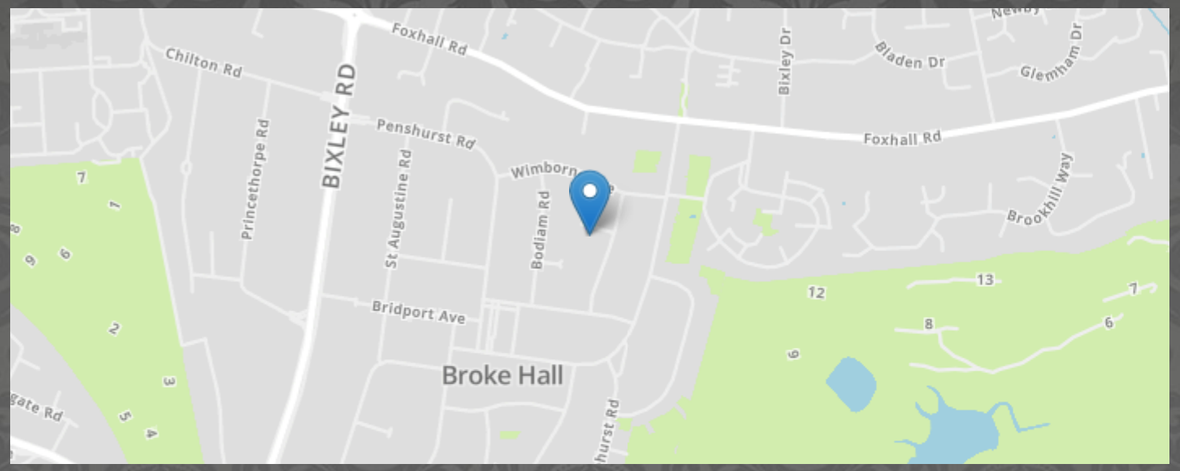
Melplash Close, Ipswich



- DETACHED
- THREE BEDROOMS
- GARAGE
- CHAIN FREE
- WELL KEPT
- BUNGALOW
- AMPLE OFF ROAD PARKING
- GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING

MARKS & MANN

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MARKS & MANN

Melplash Close, Ipswich

We are delighted to bring this well kept three bedroom semi-detached bungalow to the market for sale. The property is nestled on a quiet close on the sought after Broke Hall Estate and is conveniently positioned close schools and amenities.

Internally the property benefits from, entrance hall, bedroom one, bedroom two, bedroom three, living room kitchen/diner and bathroom. Externally the property benefits from ample off road parking to the front aspect a well presented garden to the rear.

The property is being sold with no forward chain.

£350,000

Melplash Close, Ipswich

Entrance hall

Radiator, storage cupboard.

Bedroom one

3.27m x 3.67m (10' 9" x 12' 0")
Radiator, double glazed window to front aspect, fitted wardrobes.

Bedroom two

3.08m x 3.48m (10' 1" x 11' 5")
Double glazed window to front aspect, radiator, built in wardrobe.

Bedroom three

3.29m x 2.67m (10' 10" x 8' 9")
Double glazed window to side aspect, radiator.

Living room

4.80m x 3.35m (15' 9" x 11' 0")
Gas fire place sliding door to rear aspect, radiator.

Bathroom

Bath with shower fitting, double glazed window to side aspect, radiator, low level WC, hand wash basin, airing cupboard/tank housing.

Kitchen/diner

5.00m x 3.55m (16' 5" x 11' 8")
Double glazed window to rear aspect X2, radiator, integrated oven, hob, extractor, sink/draining board, door to side aspect.

Garden

Patio, lawn, garden shed X2, summer house all with power and lighting, paving, water feature.

Garage

Power and lighting.

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 IP3 8QN as a 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 - D
EPC rating: TBC

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.

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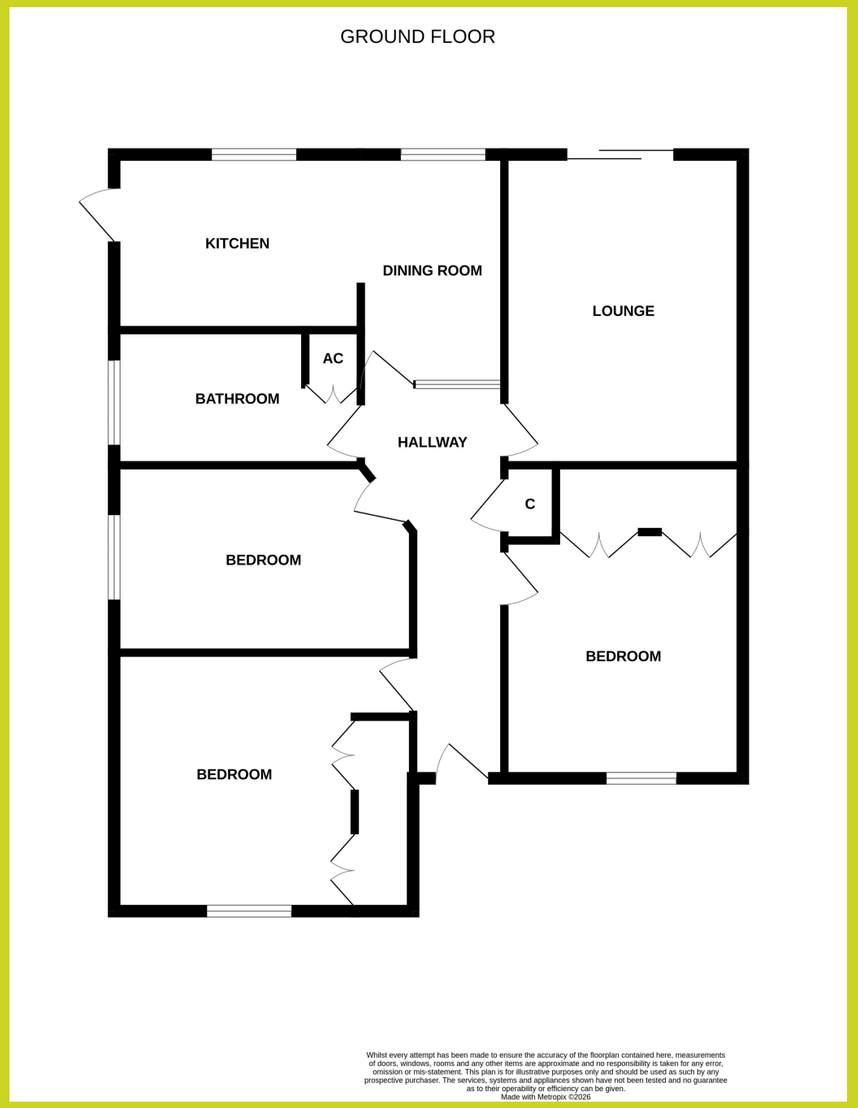

The above floor plans are not to scale and are shown for indication purposes only.