

MARKS & MANN



Britannia Road, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this THREE BEDROOM MID TERRACE FAMILY HOME in popular EAST IPSWICH. The property comprises of an entrance porch, hall, sitting/dining room, kitchen and conservatory with three bedrooms and the family bathroom upstairs. The property has the added benefit of off road parking and an outside office/studio with covered bar area in the garden. We strongly recommend an early viewing to avoid disappointment.

£295,000

MARKS & MANN

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

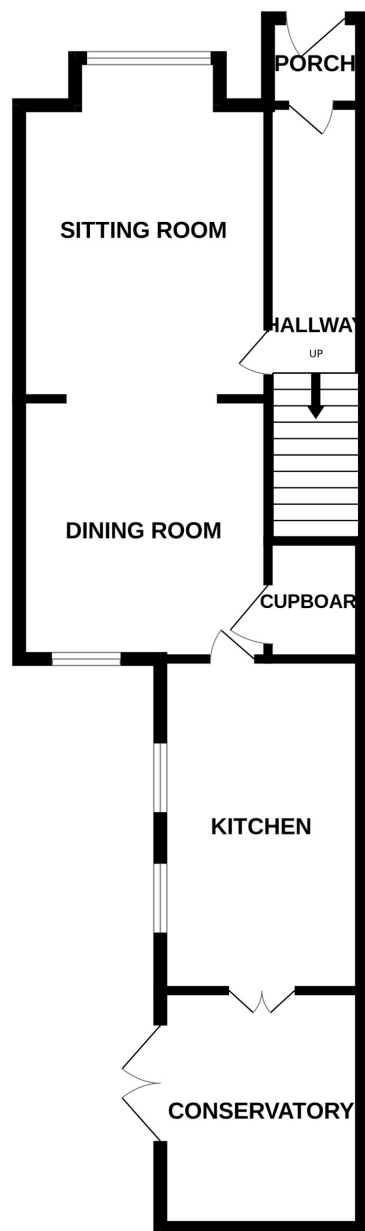
01473 396 296

contactipswich@marksandmann.co.uk

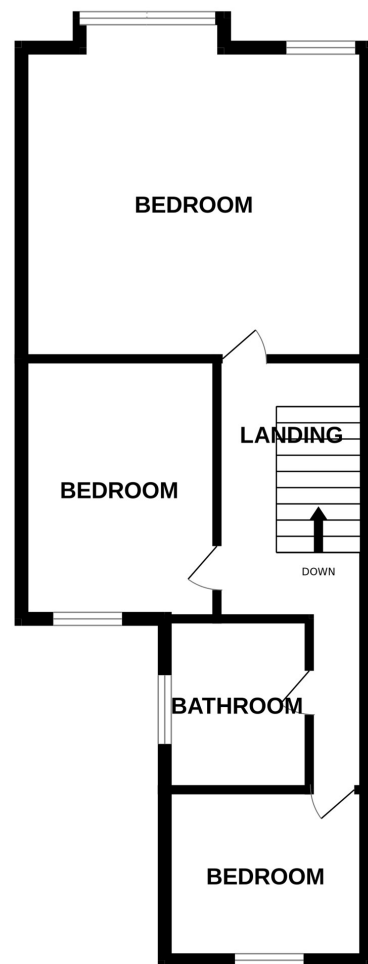
Website www.marksandmann.co.uk



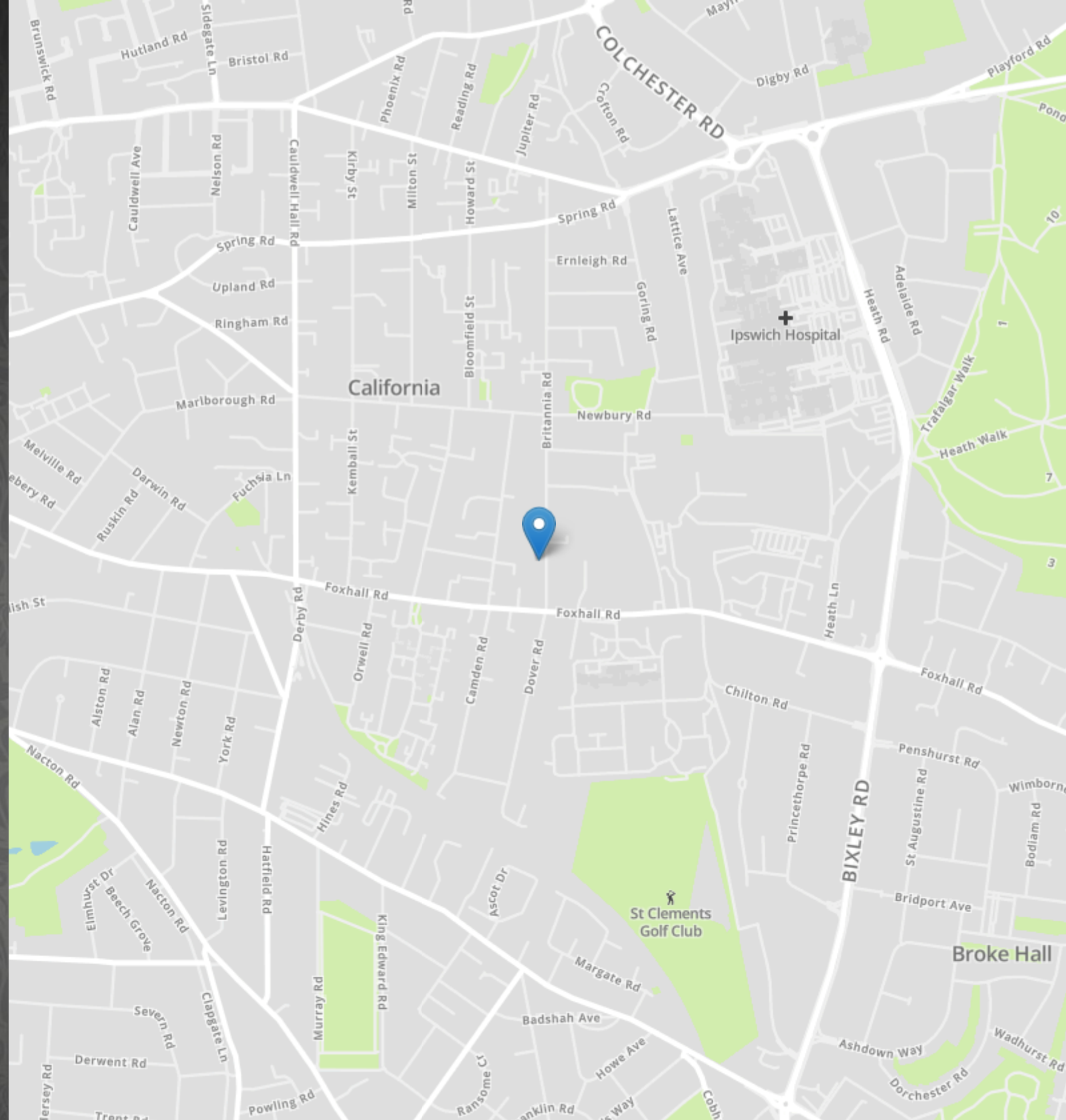
GROUND FLOOR



1ST FLOOR



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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MARKS & MANN
 99 - 101 Penshurst Road, Ipswich, Suffolk, IP3 8QB.
 Landline 01473 396296
 Website www.marksandmann.co.uk

- EAST IPSWICH
- OPEN-PLAN SITTING/DINING ROOM
- COVERED OUTSIDE BAR IN REAR GARDEN
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES

- THREE BEDROOM FAMILY HOME
- KITCHEN AND CONSERVATORY
- OFF ROAD PARKING
- OUTSIDE OFFICE/STUDIO

Entrance Porch

With door to;

Entrance Hall

With stairs to the first floor and a door to;

Sitting Room

3.80m x 3.19m (12' 6" x 10' 6")

With box bay window to front, fitted low level storage and an opening to;

Dining Room

3.33m x 3.23m (10' 11" x 10' 7")

Window to rear, understairs storage cupboard and opening to;

Kitchen

4.31m x 2.61m (14' 2" x 8' 7") Two windows to side, Herringbone flooring and matching base and eye level units with worktops over, sink and integrated appliances, including a dishwasher, oven and hob with extractor over, with space and plumbing for a washing machine. Double doors lead to;

Conservatory

With tiled flooring, windows and double doors overlooking and leading into the garden.

Landing

Doors to:

Bedroom One

4.12m x 3.82m (13' 6" x 12' 6")

Two windows to front with one being a box bay.

Bedroom Two

3.33m x 2.55m (10' 11" x 8' 4")

Window to rear.

Bedroom Three

2.61m x 2.24m (8' 7" x 7' 4")

Window to rear.

Family Bathroom

Window to rear, fully tiled walls, bath with shower over, wash hand basin with vanity unit and WC.

Outside

The front of the property has a resin bound driveway providing off road parking and a path to the front door.

The rear garden has a patio area to the immediate rear of the property with the remainder being mainly laid to lawn with plant and shrub borders. To the rear of the garden there is a decked area with an office/studio and covered bar area, ideal for entertaining.

Directions

Please use IP4 5HF 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 band B.

EPC rating TBC.

Our ref: PJR/elr

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.

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.

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.