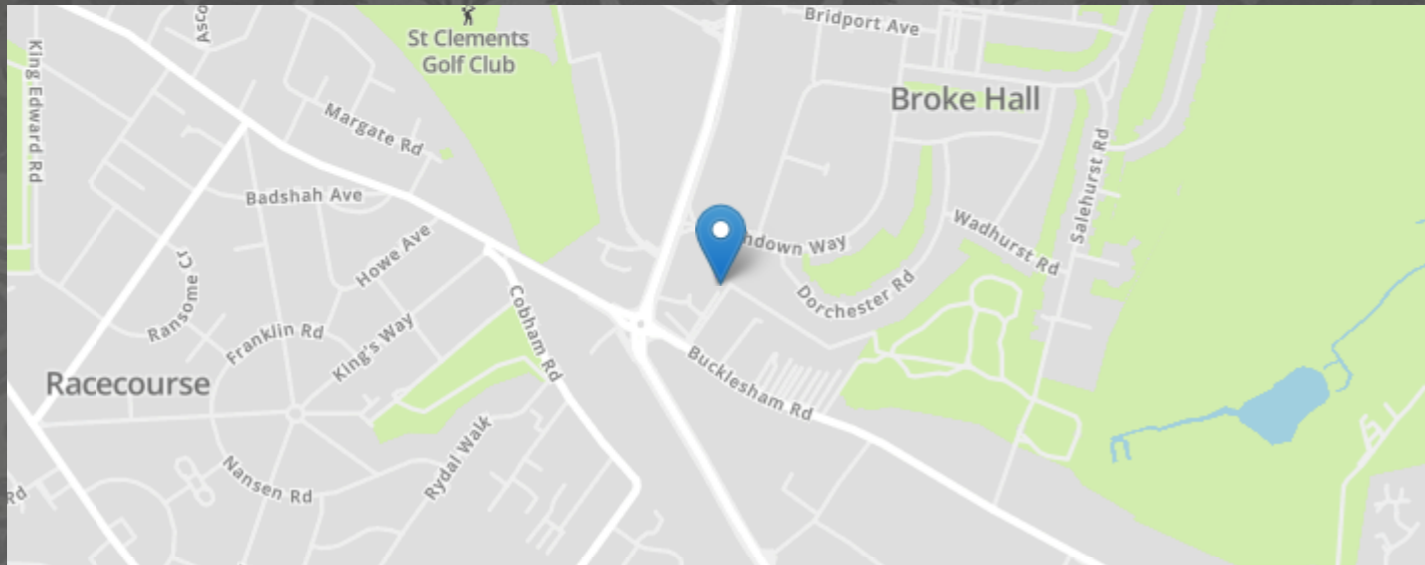


## Bucklesham Road, Ipswich



- SUBSTANTIAL PLOT
- DETACHED
- THREE BEDROOM
- IDEAL LOCATION
- CLOSE TO AMENITIES

- LONG DRIVEWAY
- PLANNING CONSENT TO EXTEND/CONVERT
- GARAGE
- BUNGALOW
- GARDEN

# MARKS & MANN

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# MARKS & MANN



## Bucklesham Road, Ipswich

Introduced to the market for sale, a true gem nestled within the East side of Ipswich, sitting back off the street this extremely well kept and well presented three bedroom detached bungalow is positioned on a substantial plot on the sought after Bucklesham road. The home is ideally located close to amenities, schools and easy access to the A14.

Internally the property benefits from, entrance porch, living room, dining space, kitchen, bedroom one which features built in wardrobes, bedroom two also benefiting from built in wardrobes, bedroom three, bathroom and hall space. Externally the property benefits from off road parking for multiple vehicles, plus a garage, long stoned driveway with lawn either side, steps up to the patio area leading on to the front door and to the rear aspect is the well maintained back garden which benefits from patio space, lawn and a shed.

The property has planning permission already granted to convert/extend the property into an impressive four bedroom detached home. The bungalow is being sold chain free and is ready for new owners to come in and make it their own.

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

**£450,000**

# Bucklesham Road, Ipswich

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## Entrance porch

## Garden

## Living room

4.04m x 4.60m (13' 3" x 15' 1")  
 French doors to side aspect, double glazed window to front aspect, fire place, light fitting, radiator

Patio space, lawn area, shed.

## Garage

## Dining area

3.74m x 3.90m (12' 3" x 12' 10")  
 Double glazed window to side aspect, light fitting, radiator.

## External

Long driveway, lawn, off road parking for multiple vehicles.

## Kitchen

3.72m x 3.24m (12' 2" x 10' 8")  
 Sink/draining board, door to front aspect, double glazed window to front aspect, double glazed window to side aspect, light fitting.

## 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.

## Hallway

Radiator, light fitting.

## 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.

## Bedroom

4.42m x 3.32m (14' 6" x 10' 11")  
 Built in wardrobe, light fitting, radiator, sliding doors to side aspect.

## Council Tax Band

At the time of writing the council tax band for this property is band D.

## Bedroom

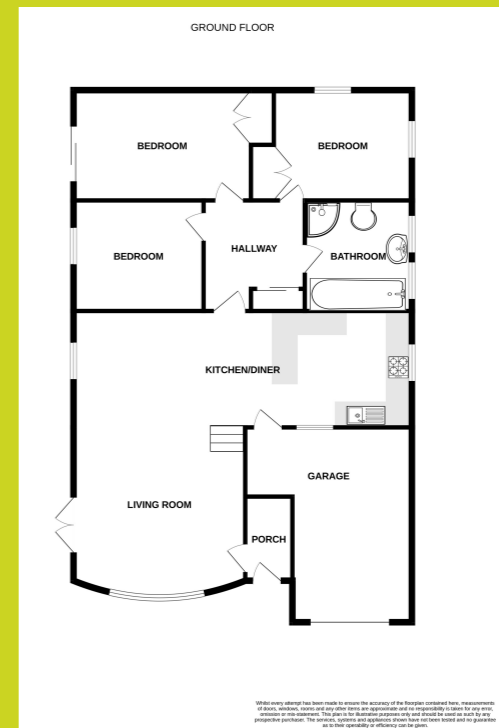
3.52m x 3.32m (11' 7" x 10' 11")  
 Built in wardrobes, light fitting, radiator, double glazed window to side aspect, double glazed window to rear aspect.

## Bedroom

2.53m x 2.88m (8' 4" x 9' 5")  
 Double glazed window to side aspect, light fitting, radiator.

## Bathroom

2.53m x 2.65m (8' 4" x 8' 8")  
 Bath, shower cubicle, basin, low level wc, dual double glazed window/S to side aspect, light fitting, radiator.



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

