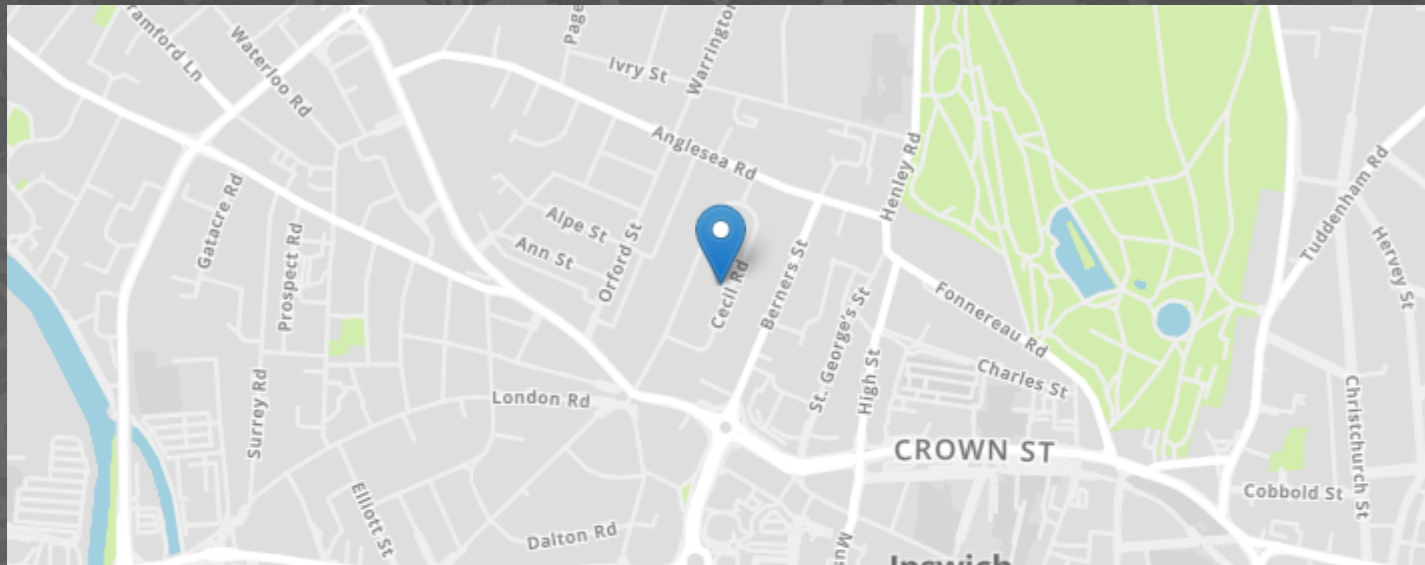


Cecil Road, Ipswich



- GAS CENTRAL HEATING
- SITTING/DINING ROOM
- CONSERVATORY
- DOUBLE GLAZED WINDOWS

- THREE BEDROOM SEMI DETACHE FAMILY HOME
- OFF ROAD PARKING
- GROUND FLOOR WC
- CLOSE TO TOWN CENTER

MARKS & MANN



Cecil Road, Ipswich

Marks and Mann are delight to off for sale this THREE BEDROOM SEMI DETACHED HOUSE

Internally the layout comprises of Front door leading into hall, Sitting room/dining room leading to conservatory, kitchen, WC. Stairs to first floor, three bedrooms and bathroom. Rear garden is patio, grassed area and greenhouse. Added benefits include off road parking for two cars.

Close to town centre and local amenities, access to A12/A14. An early viewing if highly advised.

**£260,000**

MARKS & MANN

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Website www.marksandmann.co.uk

## Cecil Road, Ipswich

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### Entrance Hall

Radiator, leads to sitting/dining room, wc, kitchen, stairs to first floor

### Sitting room/dining room

3.65m x 7.10m (12' 0" x 23' 4") Double glazed window to front aspect, archway to dining room, two radiators, fireplace, sliding doors to conservatory

### Kitchen

2.70m x 2.73m (8' 10" x 8' 11") Double glazed window to rear garden. Electric cooker and hob, with extractor fan over, plumbing and space for washing machine and dishwasher, range of base and eye level units sink, tiled splashback. Double glazed door gives access to rear garden.

### Conservatory

Double glazed windows, with door leading to rear garden.

### Ground floor WC

Toilet and hand basin

### Bedroom one

3.29m x 4.13m (10' 10" x 13' 7") Double glazed window to front aspect, Radiator

### Bedroom two

Double glazed window to front aspect, Radiator

### Bedroom 3

2.35m x 2.75m (7' 9" x 9' 0") Double aluminium window, radiator

### Bathroom

1.44m x 1.71m (4' 9" x 5' 7") Double glazed window, radiator towel rail, bath, basin and toilet.

### The Outside

Front has a low level brick walled area laid with gravel, off road parking for two cars, leads to front door and gate to rear garden comprising of small grassed area, patio, fish pond, borders have shrubs and plants, pathway to greenhouse and shed.

### Location

Access to the A12/A14, close to town centre. An early viewing is advised.

### Directions

Please use IP1 3NW 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.



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