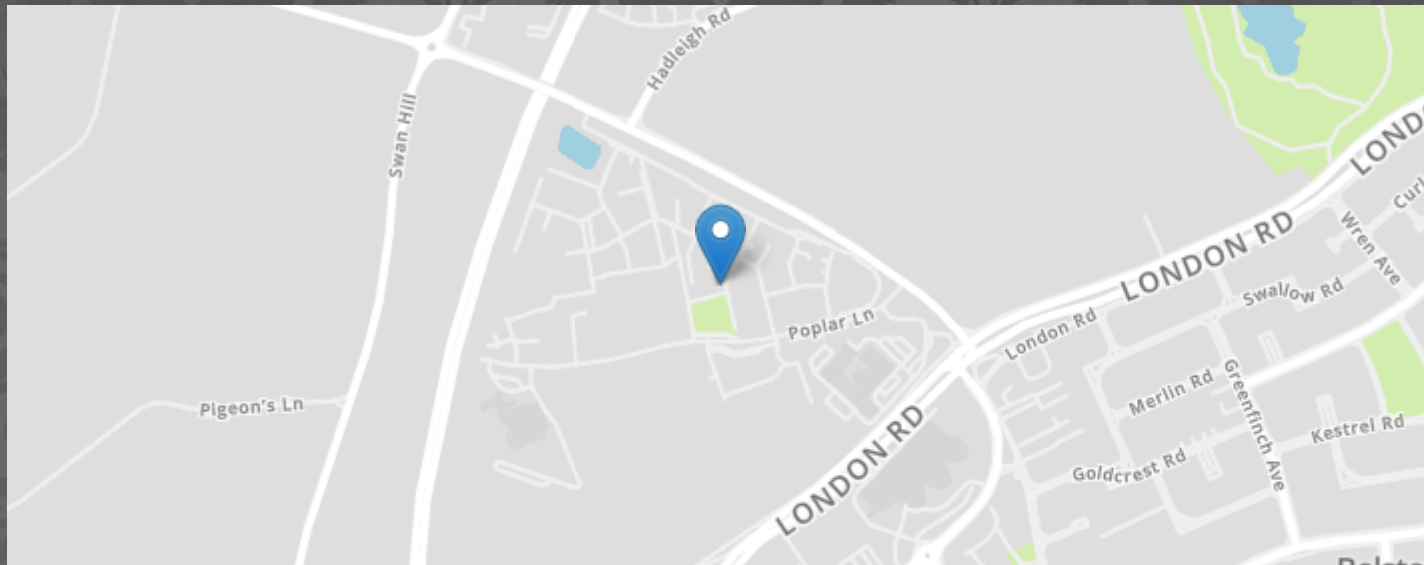


Gipping View Road, Sproughton, Ipswich



MARKS & MANN



Gipping View Road, Sproughton, Ipswich

Introduced to the market for sale is this exceptionally well kept and well presented three bedroom semi-detached home set over three floors. The property is positioned in an ideal location close to amenities, has a play park on its door step and gives easy access to the A12/A14.

Internally the property benefits from: To the ground floor: Entrance hall, living room, kitchen and cloakroom. To the first floor: Landing, bedroom two which features built-in wardrobes, bedroom three and the family bathroom. To the top floor: Bedroom one which features built-in wardrobes and En-suite. Externally the property benefits from off road parking and a well presented garden to the rear aspect.

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

£350,000

MARKS & MANN

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Entrance hall

Under stairs storage, radiator, front door.

Living room

4.79m x 3.70m (15' 9" x 12' 2")
French doors to rear aspect, electric fireplace, radiator, ceiling spotlights.

Kitchen

3.43m x 2.74m (11' 3" x 9' 0")
Sink/draining board, double glazed window to the front aspect, hob, integrated dishwasher, integrated washing machine, integrated fridge freezer, ceiling spotlights, extractor, radiator.

Cloakroom

Low level WC, hand wash basin, radiator, ceiling spotlights.

Landing

Ceiling spotlights.

Bedroom two

4.24m x 3.38m (13' 11" x 11' 1")
Integrated wardrobe, double glazed window/S to rear aspect X2, radiator.

Bedroom three

2.56m x 2.93m (8' 5" x 9' 7")
Double glazed window to the front aspect, radiator.

Lobby/landing

Double glazed window to front aspect.

Bedroom one

4.74m x 5.34m (15' 7" x 17' 6")
Wall mounted lights, velux window, double glazed window to front aspect, integrated wardrobe.

En-suite

Low level WC, hand wash basin, velux window, shower cubicle with electric shower, heated towel rail.

Garden

Decking area, patio, lawn, shed with power.

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 IP8 3FL 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 C
EPC rating: B

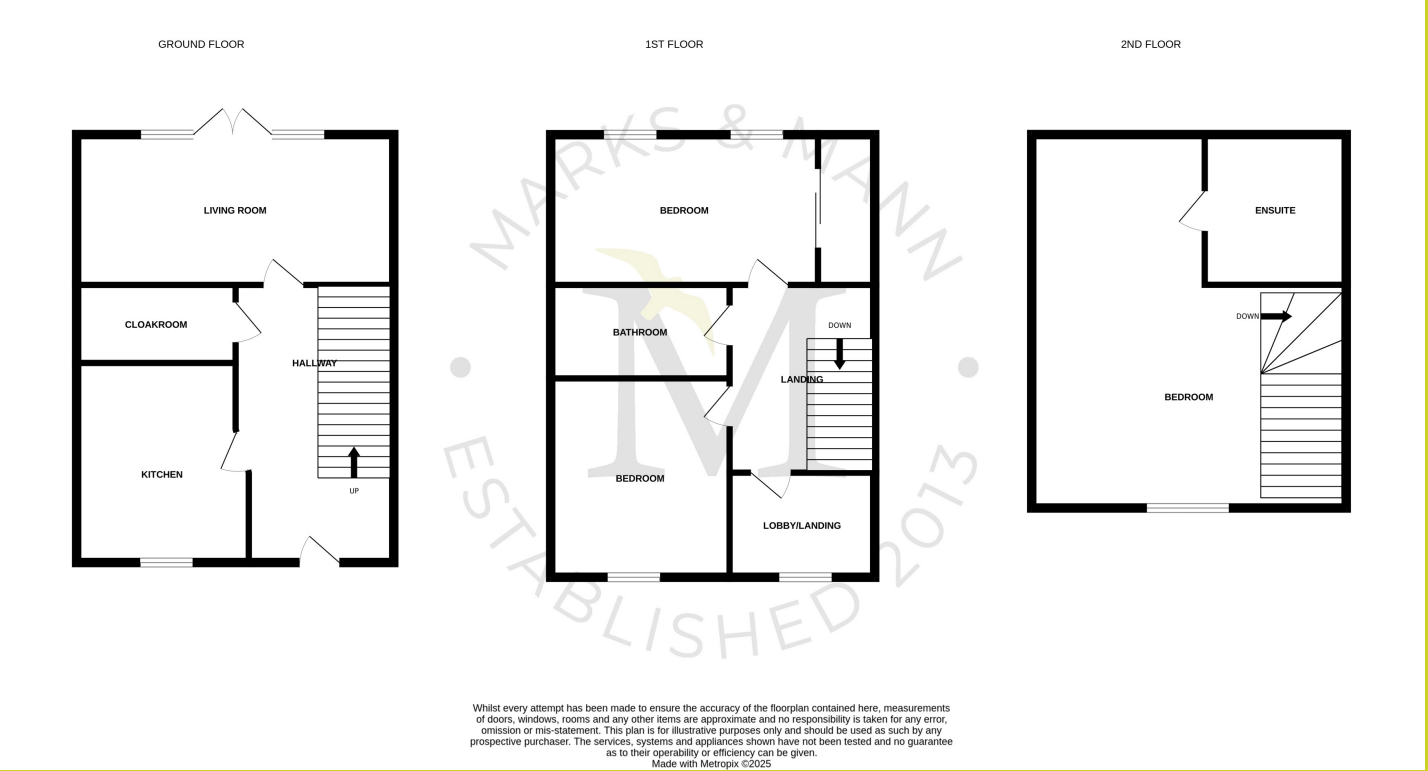
Disclaimer

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 C.

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

