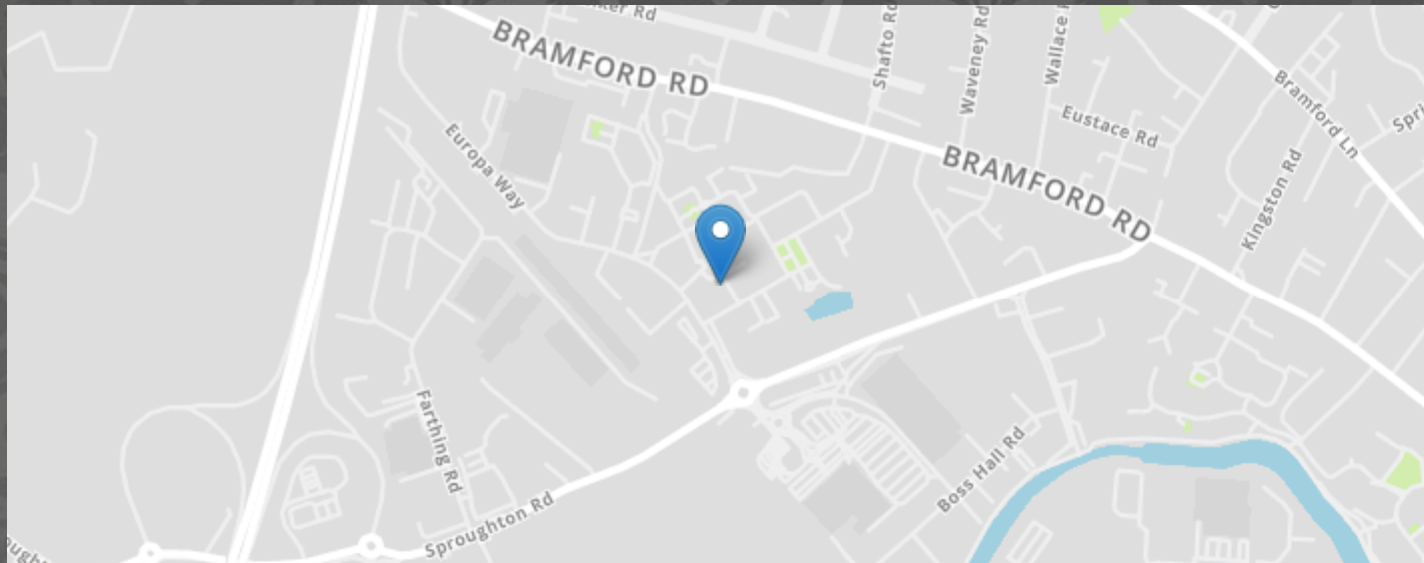


## Ganymede Close, Ipswich



- REFURBISHED THROUGHOUT
- ALLOCATED CAR PARKING
- DOUBLE GLAZING
- GROUND FLOOR APARTMENT
- EASY ACCESS TO A14

- EXCEPTIONALLY WELL KEPT AND PRESENTED
- CLOSE TO AMENITIES
- ALL ELECTRIC
- INTERCOM ENTRY
- LIVING / DINING ROOM

# MARKS & MANN

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

01473 396 296

[contactipswich@marksandmann.co.uk](mailto:contactipswich@marksandmann.co.uk)

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## Ganymede Close, Ipswich

We are pleased to be marketing this exceptionally well kept and well presented two bedroom ground floor apartment. Situated in an ideal location the property sits close to amenities and gives easy access to the A14.

Internally the property benefits from, the entrance hall, living room/diner, kitchen, bedroom one which features an en-suite, bedroom two and the bathroom. Externally the property benefits from secured building access and an allocated parking space.

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

**£160,000**



Ganymede Close, Ipswich

Entrance hall

Storage/tank housing, front door.

Living/dining room

5.90m x 4.00m (19' 4" x 13' 1")  
Inset ceiling spotlights, electric heater. media wall, double glazed window to front aspect x2.

Kitchen

2.54m x 2.73m (8' 4" x 8' 11")  
Integrated dishwasher, integrated fridge/freezer, integrated washing machine, integrated oven, hob, extractor, double glazed window to front aspect, inset ceiling spotlights, sink/draining board.

Bedroom two

4.22m x 1.84m (13' 10" x 6' 0")  
Electric heater, double glazed window to side aspect.

Bathroom

Bath with shower over, inset ceiling spotlights, low level WC, hand wash basin, heated towel rail.

Bedroom one

5.83m x 2.71m (19' 2" x 8' 11")  
Double glazed window to rear aspect, radiator.

En-suite

Shower cubicle, heated towel rail, inset ceiling spotlights, low level WC, hand wash basin.

Outside

One allocated parking space.

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 IP1 5AE 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 A.  
EPC rating: D

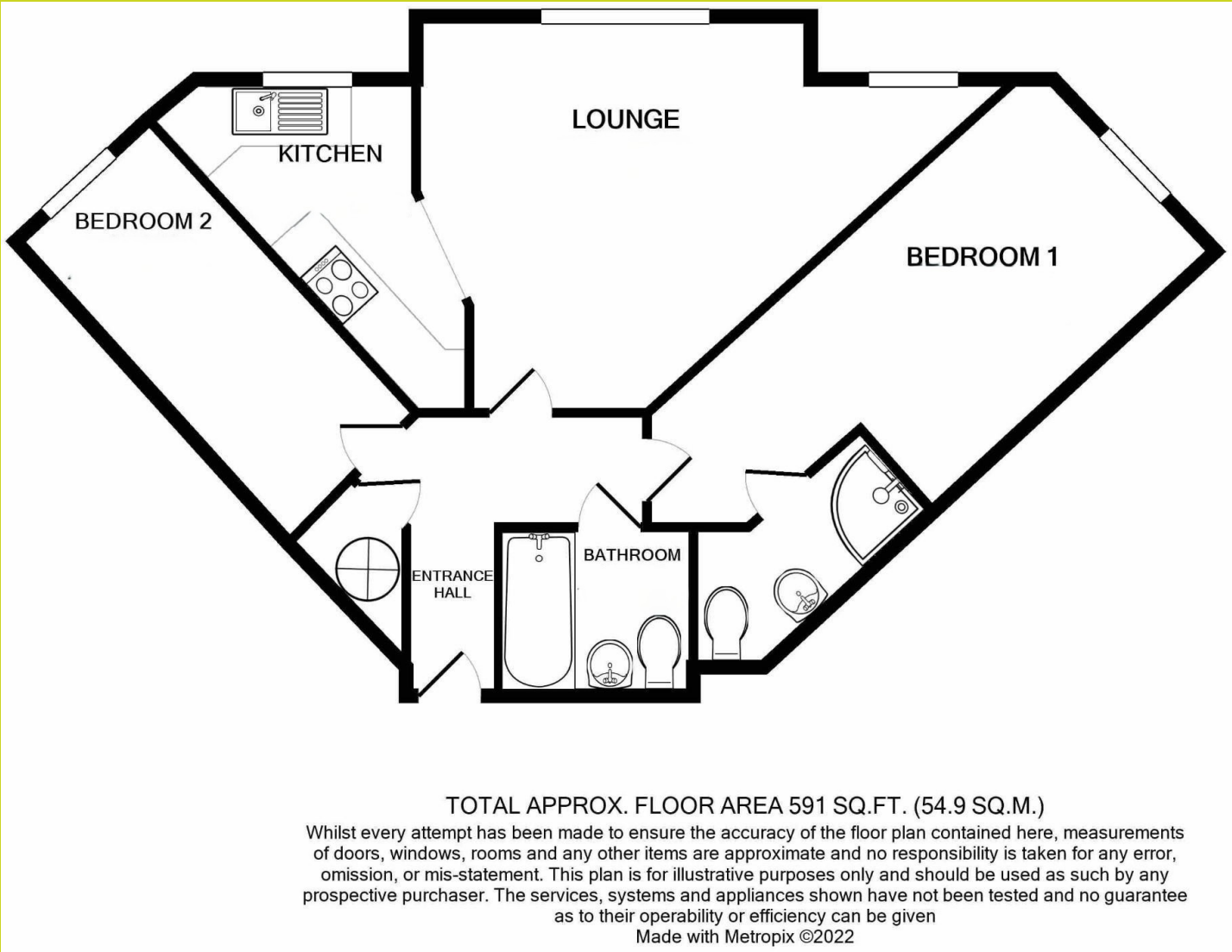
Disclaimer

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 A.

Ganymede Close, Ipswich



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

