

- THREE BEDROOM
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- EASY ACCESS TO A14
- SEMI DETACHED HOUSE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CONSERVATORY
- IDEAL LOCATION
- X3 GARDEN SHEDS

MARKS & MANN



Norwich Road, Ipswich

We are pleased to be marketing this well kept and well presented three bedroom semi-detached home in the west of Ipswich. The property is in an ideal location close to amenities and gives easy access to A12/A14.

Internally the property benefits from, on the ground floor: Entrance hall, lounge, kitchen, dining room and conservatory. To the first floor: Landing, bedroom three, master bedroom, bedroom two and bathroom. Externally the property benefits from off road parking for multiple vehicles to the front aspect and garden to the rear which is laid to lawn with patio area, outbuildings benefiting from electric and a garden pond.

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

£280,000

MARKS & MANN

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Norwich Road, Ipswich

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Entrance Hall

Front door, radiator, under stairs storage.

Lounge

11'9" x 14'5" (3.58m x 4.39m)
Double glazed window to front aspect, radiator, fireplace.

Kitchen

15'6" x 8'4" (4.72m x 2.54m)
Sink draining board, double glazed window to side and rear aspect, door to side aspect, integrated oven, hob.

Dining Room

9'10" x 11'9" (3m x 3.58m)
Radiator, fireplace, door to rear aspect.

Conservatory

10'1" x 6'4" (3.07m x 1.93m)
Sliding door to rear aspect.

Landing

Double glazed window to side aspect.

Bedroom Three

7'10" x 9'4" (2.39m x 2.84m)
Double glazed window to front aspect, radiator.

Master Bedroom

12'10" x 10'1" (3.91m x 3.07m)
Fitted wardrobe, double glazed window to front aspect, radiator, fireplace.

Bedroom Two

9'10" x 11'9" (3m x 3.58m)
Double glazed window to rear aspect, radiator, fireplace.

Bathroom

Shower cubicle, radiator, double glazed window to rear aspect and side, low level WC, hand wash basin, bath, ceiling spotlights.

Outside

Patio area, lawn and pond. X3 sheds with power and lighting.

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 6JU as a 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: D

Disclaimer

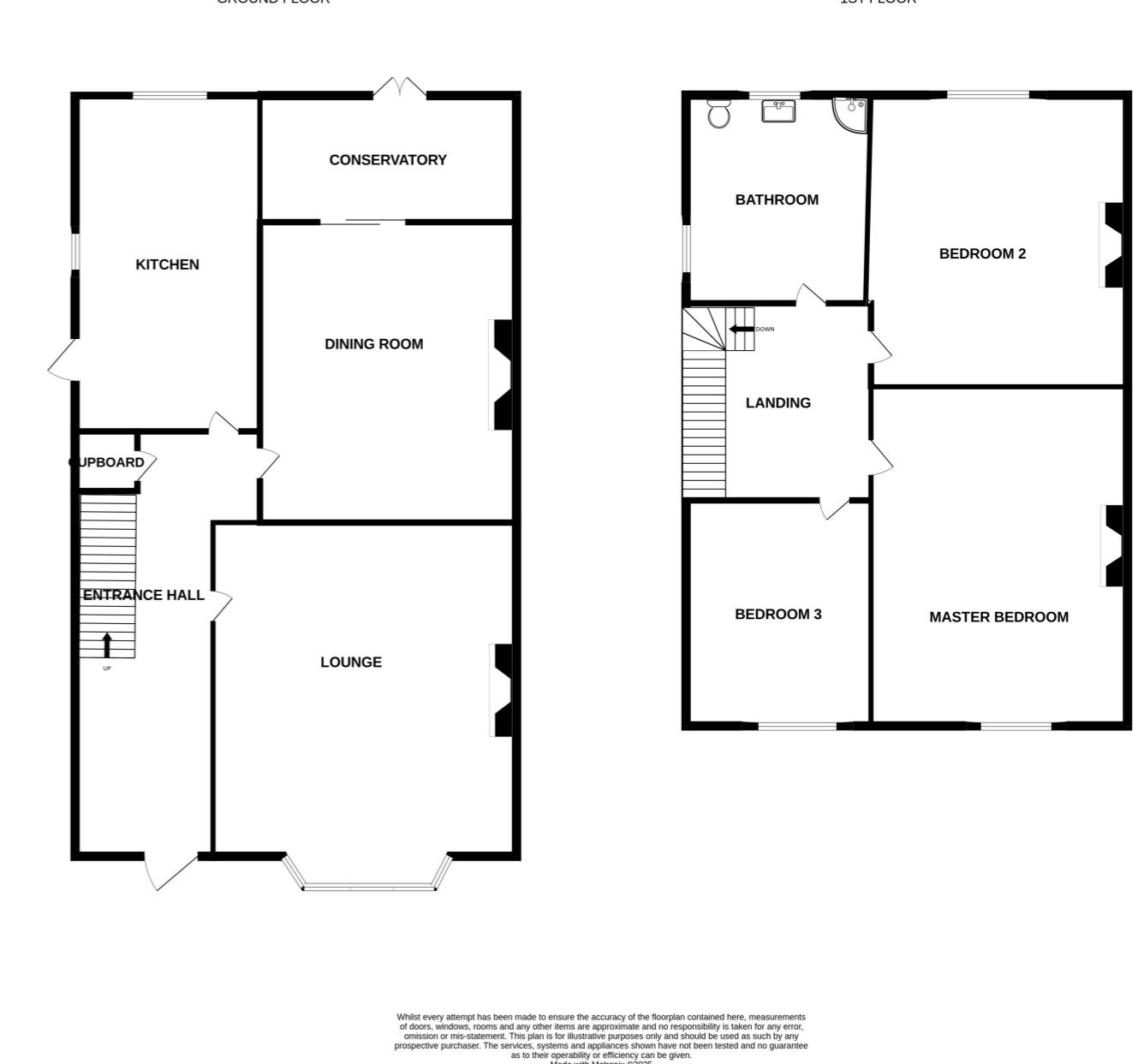
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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 B.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	68	77
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	67	75
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			

