



- EXTENDED THREE BEDROOM END OF TERRACE HOME
- OFF ROAD PARKING
- CONTEMPORARY BATHROOM
- POPULAR WEST IPSWICH LOCATION
- CLOSE TO LOCAL SCHOOLS AND AMENITIES

- DOWNSTAIRS CLOAKROOM
- MODERN INTEGRATED KITCHEN
- WELL PRESENTED THROUGHOUT
- SPACIOUS LOUNGE/DINER
- DOUBLE GLAZED WINDOWS

**MARKS & MANN**



## Mornington Avenue, Ipswich

We are pleased to offer this well presented extended three bedroom end of terrace home, in the North West of Ipswich. The property is conveniently located for access to local amenities and schools.

Internally the property benefits from, on the ground floor: Entrance hall, cloakroom, living room/diner and kitchen. To the first floor: Landing, bedroom one, bedroom two, bedroom three and bathroom. Externally the property benefits from off road parking to the front aspect and a rear garden which is mainly laid to lawn with patio and stoned area.

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

**£270,000**

**MARKS & MANN**

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## Entrance Hall

Front door, radiator, stairs to first floor, under stairs storage.

## Living Room/Diner

3.66m x 8.01m (12' 0" x 26' 3")

French doors to rear aspect, two double glazed sash windows to front aspect, vertical radiator X2.

## Kitchen

2.66m x 6.16m (8' 9" x 20' 3")

Double glazed window to rear aspect, vertical radiator, single drainer sink unit, extractor, integrated oven and hob, integrated dishwasher, integrated fridge freezer, integrated washing machine, ceiling spotlights.

## Cloakroom

Hand wash basin, low level WC.

## Landing

## Bedroom One

3.04m x 4.48m (10' 0" x 14' 8")

Two double sash windows to front aspect, radiator.

## Bedroom Two

3.42m x 3.64m (11' 3" x 11' 11")

Double glazed window to rear aspect, radiator.

## Bedroom Three

2.75m x 2.19m (9' 0" x 7' 2")

Double glazed window to front aspect, radiator.

## Bathroom

Bath with shower fitting, hand wash basin, low level WC, ceiling spotlights, double glazed window to rear aspect, heated towel rail.

## Front Garden

Off road parking for one vehicle. Side access to rear garden.

## Rear Garden

Mainly laid to lawn with patio and stoned area, metal shed.

## 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 4LA 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B	77	
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			