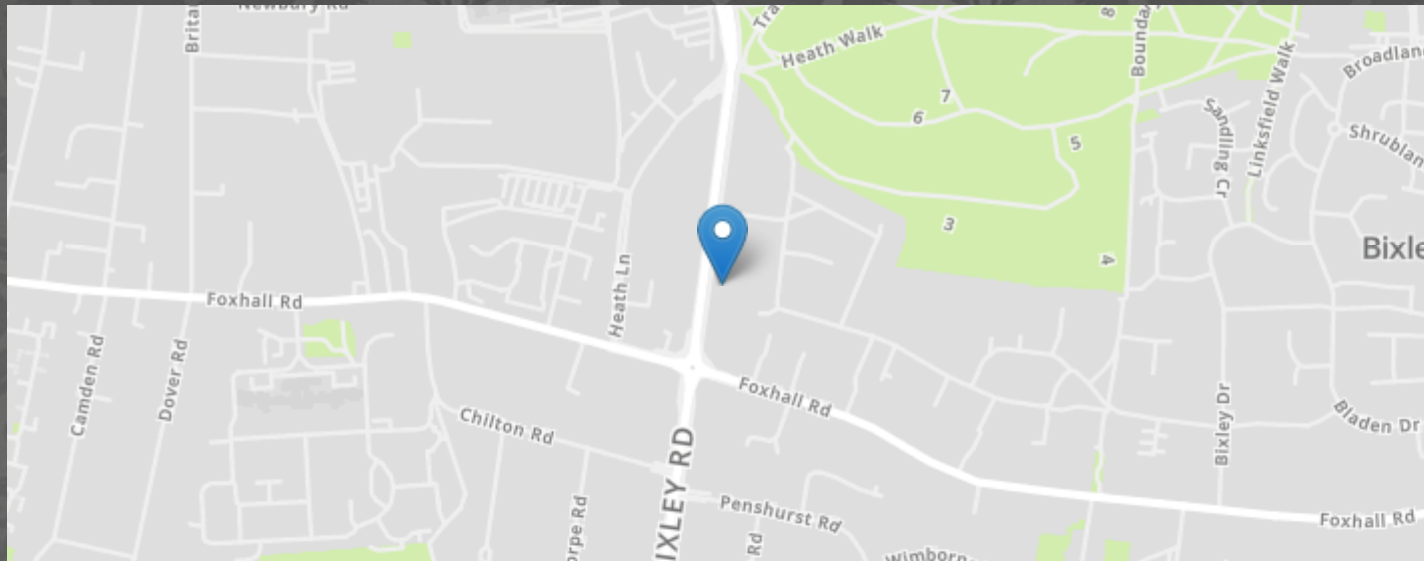


Heath Road, Ipswich



- NEW ROOF
- REPLASTERED THROUGHOUT
- OFF ROAD PARKING
- SEMI DETACHED
- DOWNSTAIRS SHOWER ROOM
- EXTENDED
- REWIRED
- CHAIN FREE
- UNDER FLOOR HEATING
- THREE/FOUR BEDROOM

MARKS & MANN

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01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Heath Road, Ipswich

We are pleased to bring this three/four bedroom semi-detached extended home to the market for sale. Positioned in an ideal location the property sits close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room/bedroom four, sitting area, open plan kitchen diner, shower room and utility. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the family bathroom. Externally the property benefits from off road parking for multiple vehicles plus a garage and a garden to the rear aspect.

The property is being sold with no forward chain.

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

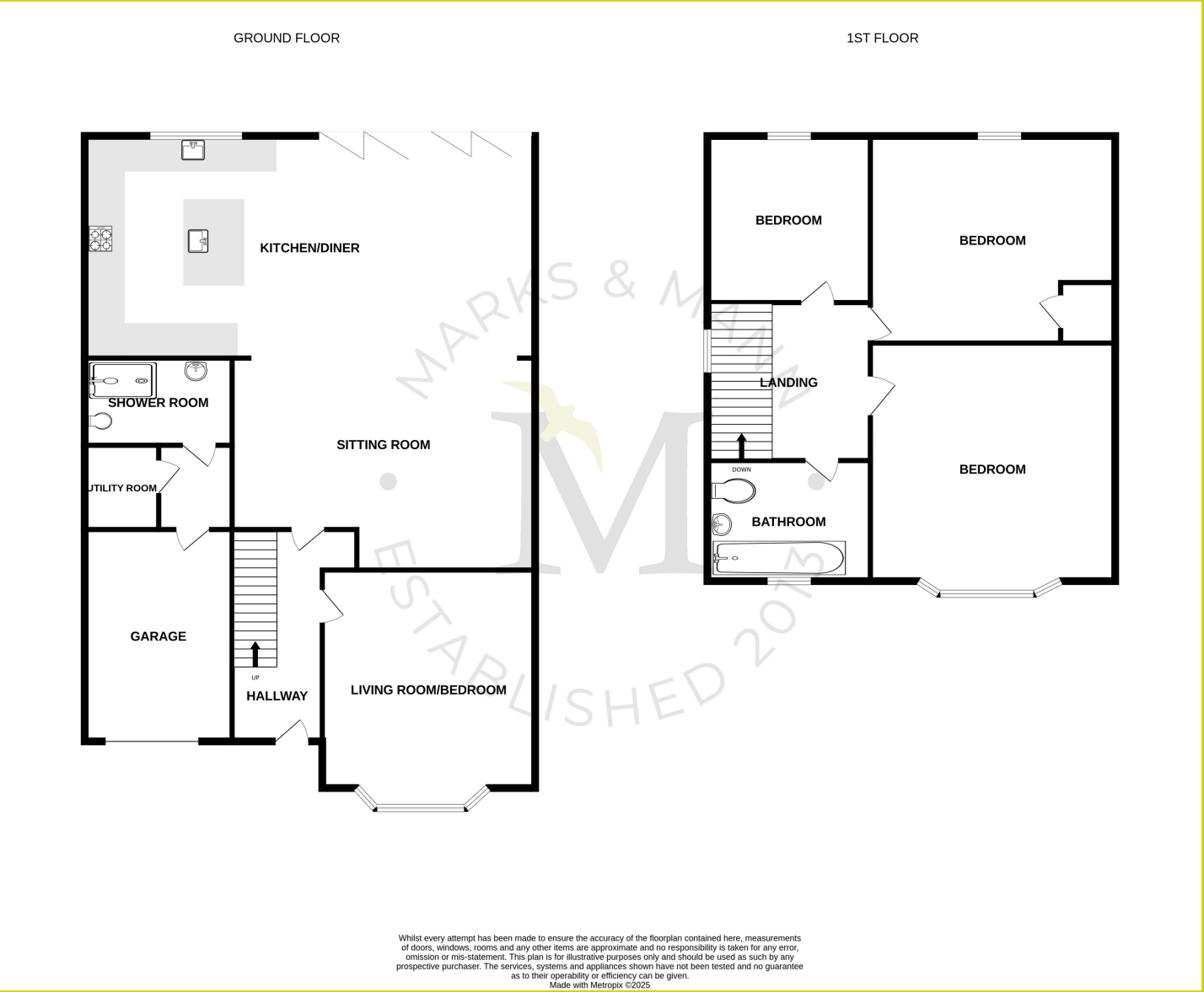
£450,000

Heath Road, Ipswich

Entrance hall Door to front aspect, radiator, under stairs cupboard.	Garden Patio, lawn, side access, garden shed X2.
Living room/bedroom four 3.89m x 3.77m (12' 9" x 12' 4") Double glazed bay window to front, radiator.	Garage Power and lighting.
Sitting area 5.49m x 2.62m (18' 0" x 8' 7")	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.
Open plan kitchen/diner 7.49m x 5.48m (24' 7" x 18' 0") Double glazed window to rear aspect, bifold door to rear aspect, skylight/S X3, integrated dishwasher, integrated disposal bin, sink/S x2, inset ceiling spotlights, under floor heating.	Directions Using a SatNav, please use IP4 5SA as the point of destination.
Shower room Shower room, hand wash basin, low level WC, shower cubicle, inset ceiling spotlights, skylight.	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: F
Utility room	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.
Landing Double glazed window to side aspect.	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.
Bedroom one 3.90m x 3.76m (12' 10" x 12' 4") Double glazed window to front aspect, radiator	Council Tax Band At the time of writing the council tax band for this property is band C.
Bedroom two 3.77m x 3.36m (12' 4" x 11' 0") Double glazed window to rear aspect, storage cupboard, radiator.	
Bedroom three 2.68m x 2.12m (8' 10" x 6' 11") Double glazed window to rear aspect, radiator.	

Bathroom Bath with shower over, double glazed window to front aspect, heated towel rail, low level WC, hand wash basin.	
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Heath Road, Ipswich



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

