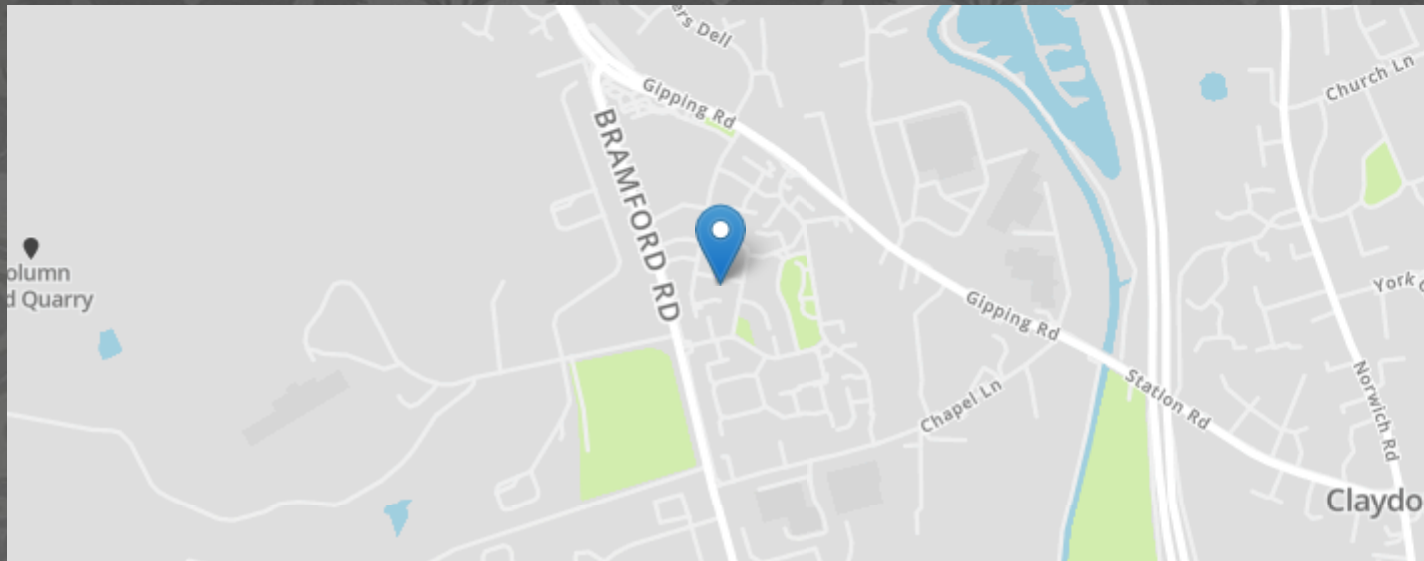


River Way, Great Blakenham, Ipswich



- OFF ROAD PARKING
- DETACHED
- WELL KEPT
- GARDEN
- GARAGE

- THREE BEDROOM
- EN-SUITE
- DOUBLE GLAZING
- WELL PRESENTED
- EASY ACCESS TO A14

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



River Way, Great Blakenham, Ipswich

Guide Price £300,000 - £325,000

We are pleased to introduce this exceptionally well kept and well presented three bedroom detached home to the market for sale. The property is in an ideal location situated on a quiet no through road but conveniently positioned close to amenities and gives easy access to the A14.

Internally the property benefits from: On the ground floor: Entrance hall, living room, kitchen/diner and cloakroom. To the first floor: Landing, bedroom one which features an En-suite, bedroom two, bedroom three and the family bathroom. Externally the property benefits from off road parking plus a garage and well presented garden to the rear.

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

£300,000 Guide Price

River Way, Great Blakenham, Ipswich

Entrance Hall

Under stairs cupboard, radiator.

Living Room

4.20 x 3.15 (13'9" x 10'4")
Double glazed window to front aspect, radiator.

Kitchen/Diner

5.95 x 3.39 (19'6" x 11'1") -
Double glazed window to rear, double glazed patio doors to rear garden, sink/draining board, hob, extractor hood/fan, integrated oven, integrated fridge/freezer and dishwasher, radiator x2.

Cloakroom

Low level W.C, hand wash basin, extractor fan, radiator.

Landing

Built in airing cupboard, loft hatch, radiator.

Bedroom One

3.44 x 3.21 (11'3" x 10'6")
Double glazed window to rear aspect, built in cupboard, radiator.

En-suite

Shower cubicle, low level W.C, hand wash basin, radiator.

Bedroom Two

3.20 x 2.74 (10'5" x 8'11")
Double glazed window to front aspect, radiator.

Bedroom three

3.48 (max) x 2.60 (11'5" (max) x 8'6")
Double glazed window to rear aspect, radiator.

Garden

Laid to lawn, patio area, side access to driveway.

Garage

Detached single garage, power and lighting.

Location

Ipswich is a town with lot 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 IP6 0GH 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 D
EPC rating: B
Agent Note - The current vendors pay a site maintenance fee of approximately £26 per month.

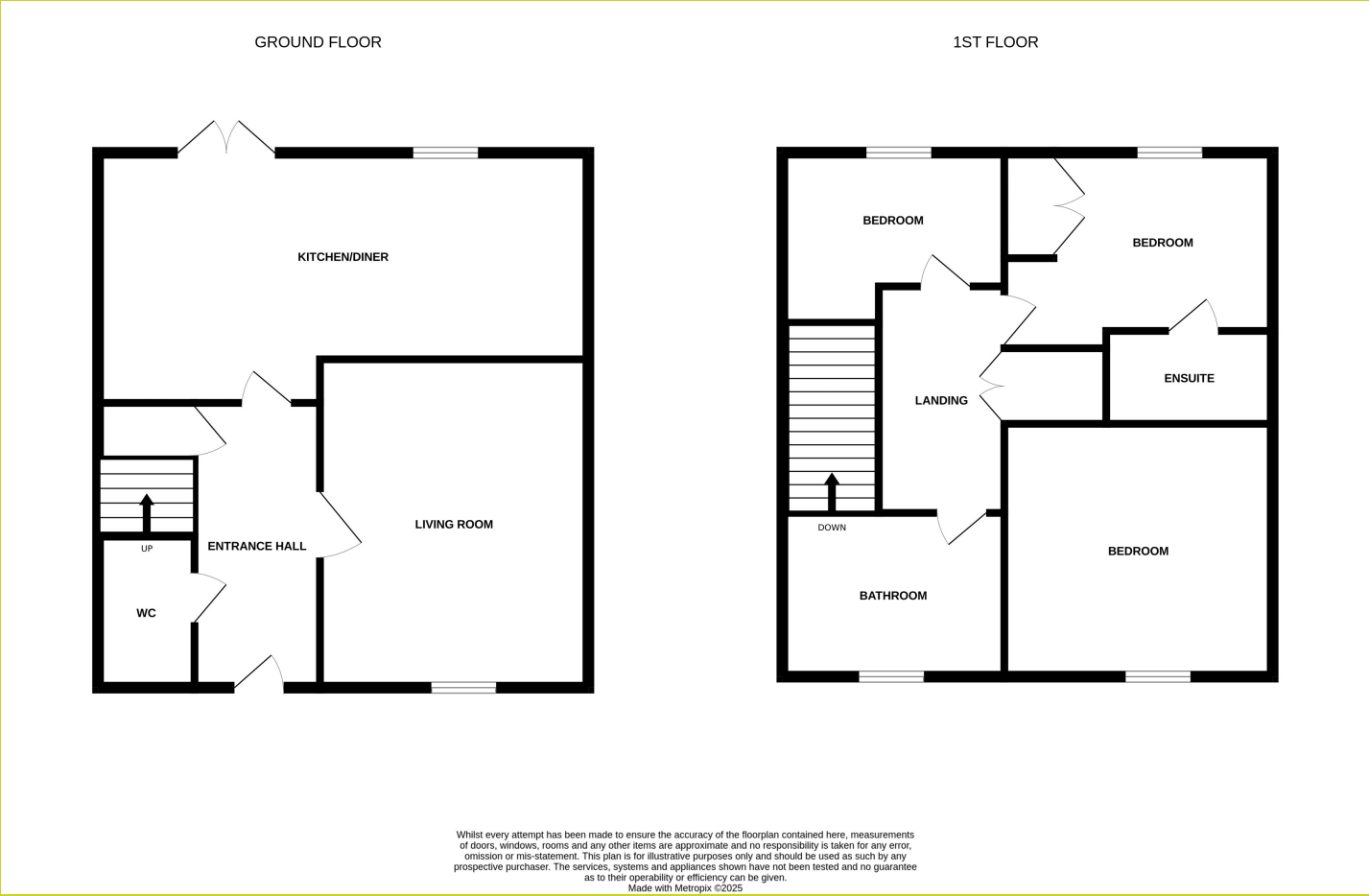
Disclaimer

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 D.

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

