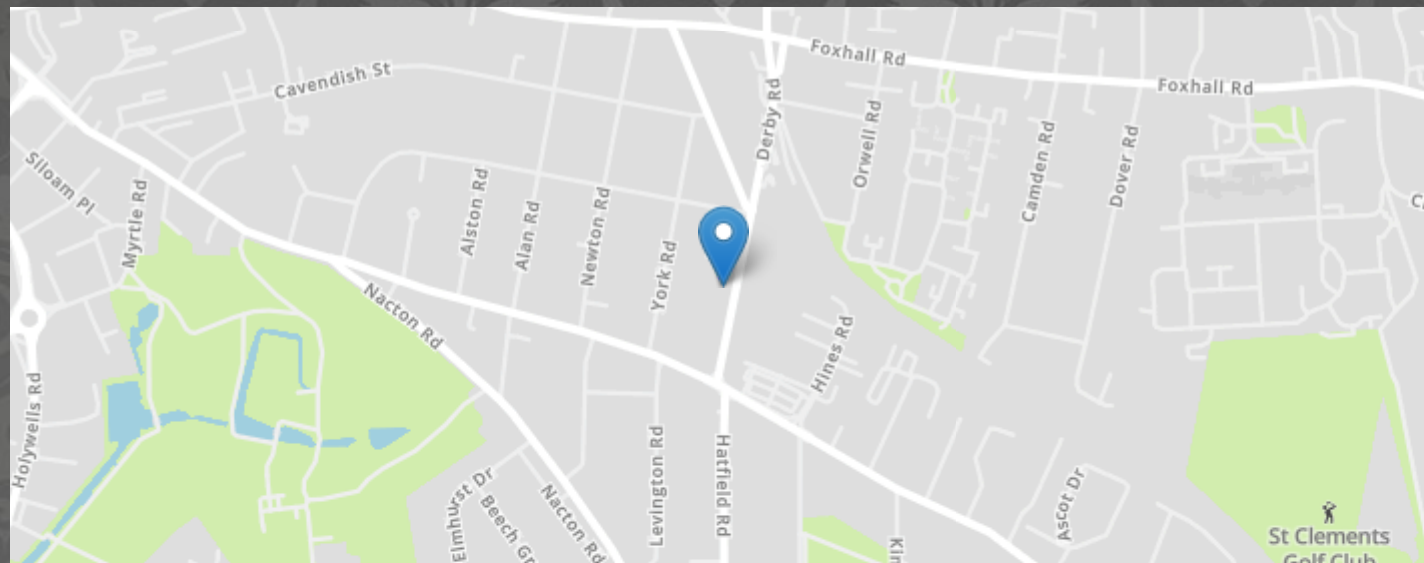


## Derby Road, Ipswich



- END TERRACED
- NEWLY FITTED HEATING SYSTEM
- GARDEN
- IDEAL LOCATION
- TWO BEDROOM
- NEWLY FITTED DOUBLE GLAZING
- CARPORT
- CLOSE TO AMENITIES

# MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

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

# MARKS & MANN



## Derby Road, Ipswich

We are pleased to bring this two bedroom property to the market for sale. Located in an ideal location the property is set close to schools, amenities and the train station.

Internally the property benefits from, on the ground floor: Living room, dining room and kitchen. To the first floor: Landing, bedroom one, bedroom two and the bathroom. Externally the property benefits from off road parking for a small vehicle, shared driveway, carport and garden to the rear aspect.

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

**£220,000**



Derby Road, Ipswich

**Living room**  
3.35m x 3.12m (11' 0" x 10' 3")  
Gas fire place, radiator, double glazed window to front aspect.

**Dining room**  
3.35m x 3.14m (11' 0" x 10' 4")  
Radiator, double glazed window to rear aspect.

**Kitchen**  
2.05m x 2.79m (6' 9" x 9' 2")  
Radiator, double glazed window to side aspect, door to side aspect, sink draining board.

**Landing**  
Loft hatch with ladder attachment.

**Bedroom one**  
3.37m x 3.20m (11' 1" x 10' 6")  
Double glazed window to rear aspect, radiator.

**Bedroom two**  
2.43m x 3.22m (8' 0" x 10' 7")  
Double glazed window to rear aspect, radiator.

**Bathroom**  
Bath with shower fitting, hand wash basin, low level WC, double glazed window to rear aspect, heated towel rail, cupboard/boiler housing.

**Garden**  
Carport, brick built storage, WC, shed, lawn, patio.

**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 IP3 8DN 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: TBC

**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.

Derby Road, Ipswich



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

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

