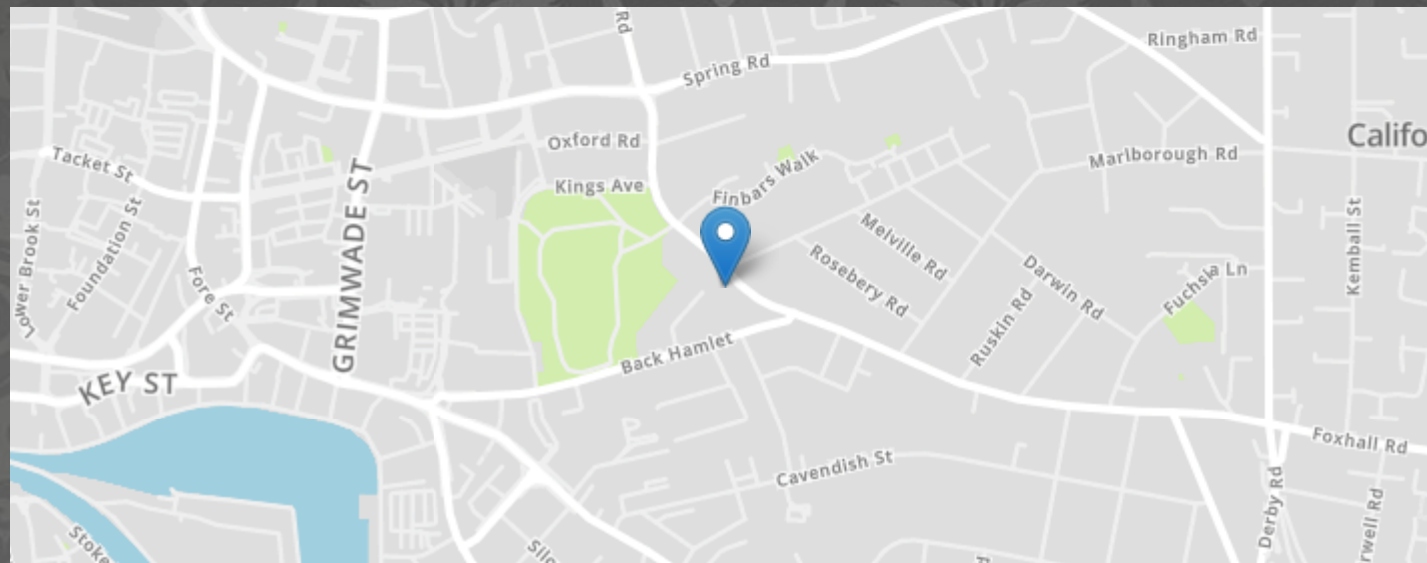


Grove Lane, Ipswich



- GARDEN
- TWO RECEPTION ROOMS
- IDEAL LOCATION
- SEMI DETACHED
- DOUBLE GLAZED
- CLOAKROOM
- CLOSE TO AMENITIES
- WELL KEPT

MARKS & MANN

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01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Grove Lane, Ipswich

Introduced to the market for sale is this well kept three bedroom semi-detached home. Positioned in an ideal location to the East of Ipswich the property sits conveniently close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room, dining room/bar area, cloakroom and the kitchen. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the bathroom. Externally the property benefits from space to the front and garden to the rear which features patio space and decking area.

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

£270,000

Grove Lane, Ipswich

Entrance hall

Front door, radiator, storage cupboard.

Living room

3.871m x 4.019m (12' 8" x 13' 2")
Double glazed window to front aspect, radiator, fire place.

Dining room/bar

3.270m x 3.714m (10' 9" x 12' 2")
French doors to rear aspect, fire place.

Kitchen

2.735m x 6.958m (9' 0" x 22' 10")
French door to rear aspect, double glazed window to side aspect x2, extractor, radiator, boiler, sink.

Cloakroom

Low level WC, basin, double glazed window to side aspect.

Landing

Bedroom one

4.922m x 3.415m (16' 2" x 11' 2")
Double glazed window/S to front aspect x2, radiator.

Bedroom two

3.248m x 3.687m (10' 8" x 12' 1")
Double glazed window to rear aspect, radiator, fire place.

Bedroom three

2.781m x 2.943m (9' 1" x 9' 8")
Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to side aspect, Low level WC, basin, heated towel rail, ceiling spot lights.

Garden

Patio space, decking area.

Location

Ipswich is a town with lots to offer including restaurants, university, local parks, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

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.

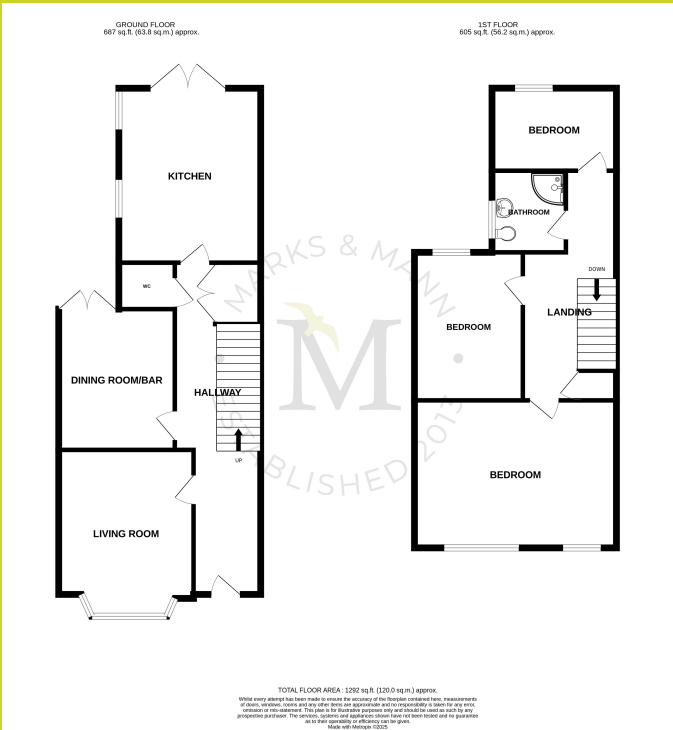
Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band B.
EPC rating: TBC

Directions

Using a SatNav, please use IP4 1NY as the point of destination.

Grove Lane, Ipswich



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

