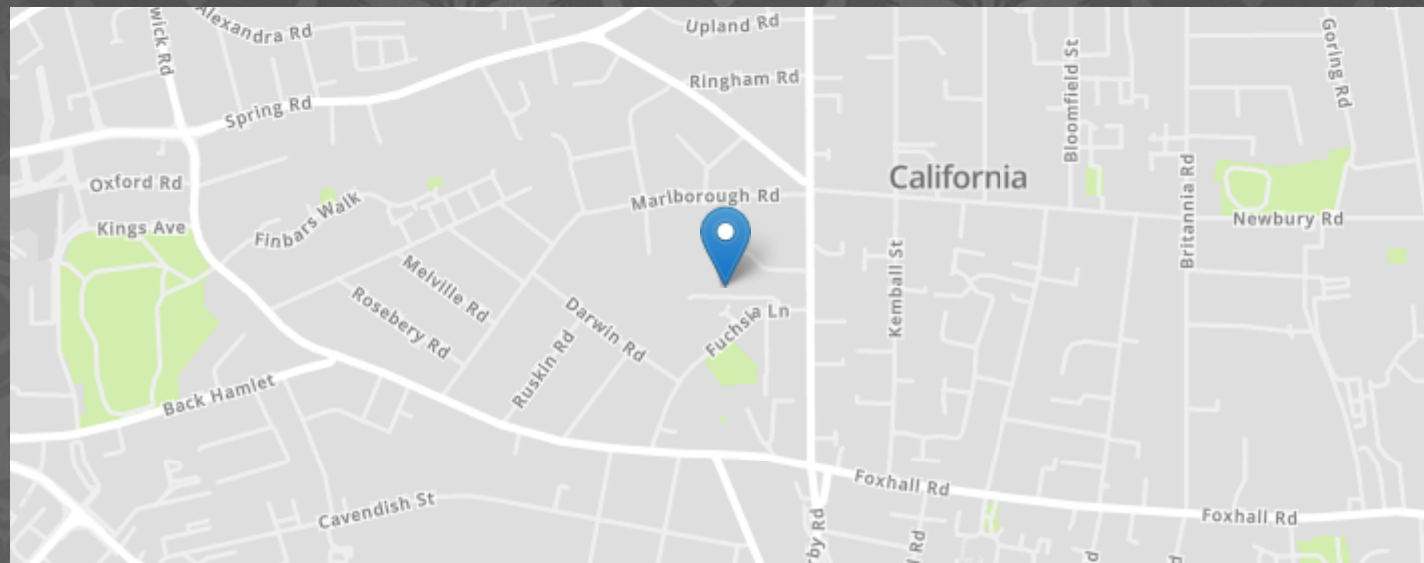


Hillary Close, Ipswich



- SEMI DETACHED TWO BEDROOM BUNGALOW
- POPULAR EAST IPSWICH
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- CUL DE SAC LOCATION
- PRIVATE REAR GARDEN
- DRIVEWAY & OFF ROAD PARKING

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MARKS & MANN



Hillary Close, Ipswich

Offered for sale and located in popular EAST IPSWICH, is this SEMI DETACHED TWO BEDROOM BUNGALOW with PRIVATE GARDEN and off road PARKING. Accommodation comprises entrance hall, sitting room, kitchen, two bedrooms and a shower room. Located close to LOCAL SCHOOLS, shops, amenities and bus route, an early viewing is highly advised to avoid disappointment.

£270,000

Hillary Close, Ipswich

Entrance Hall

Door to front, with doors to the sitting room, kitchen, both bedrooms and the shower room.

Sitting room

3.80m x 3.65m (12' 6" x 12' 0") Dual aspect room with window to the front & side, feature fireplace.

Bedroom one

3.50m x 3.50m (11' 6" x 11' 6") Window to front, built in wardrobes and storage cupboards. (The bedroom furniture in this room may be available by separate negotiation).

Bedroom two

3.34m x 3.02m (10' 11" x 9' 11") Window to rear.

Shower room

2.34m x 1.73m (7' 8" x 5' 8") Window to rear, double walk-in shower cubicle with Mira power shower, hand wash basin, W.C and chrome heated towel radiator.

Kitchen

3.75m x 2.79m (12' 4" x 9' 2") Window to side & rear with door leading to the rear garden. Range of matching base and eye level units with worktops over, sink, integrated appliances including fridge, slim line dishwasher, washing machine, electric oven, gas hob and extractor hood above.

Outside

To the front of the bungalow the garden is enclosed by a low brick and is laid to decorative stone with raised flower beds. There is a paved footpath leading to the front door and there is a driveway providing off road park with double wooden gates which leads to:

The rear of the property which is enclosed by panel fencing. There is a large patio area with the rest mainly laid to lawn with well stocked flower shrub borders and enclosed by a small brick retaining wall.

Garage

Metal construction on brick base. Double opening doors at front.

Important information

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

Location

The property is located on the popular eastern side of Ipswich, close to local schools, shops and amenities. There is a bus service to Ipswich town centre where there is a mainline train station, with a direct link to London Liverpool Street.

Directions

Using a SatNav, please use IP4 5AE as the point of destination.

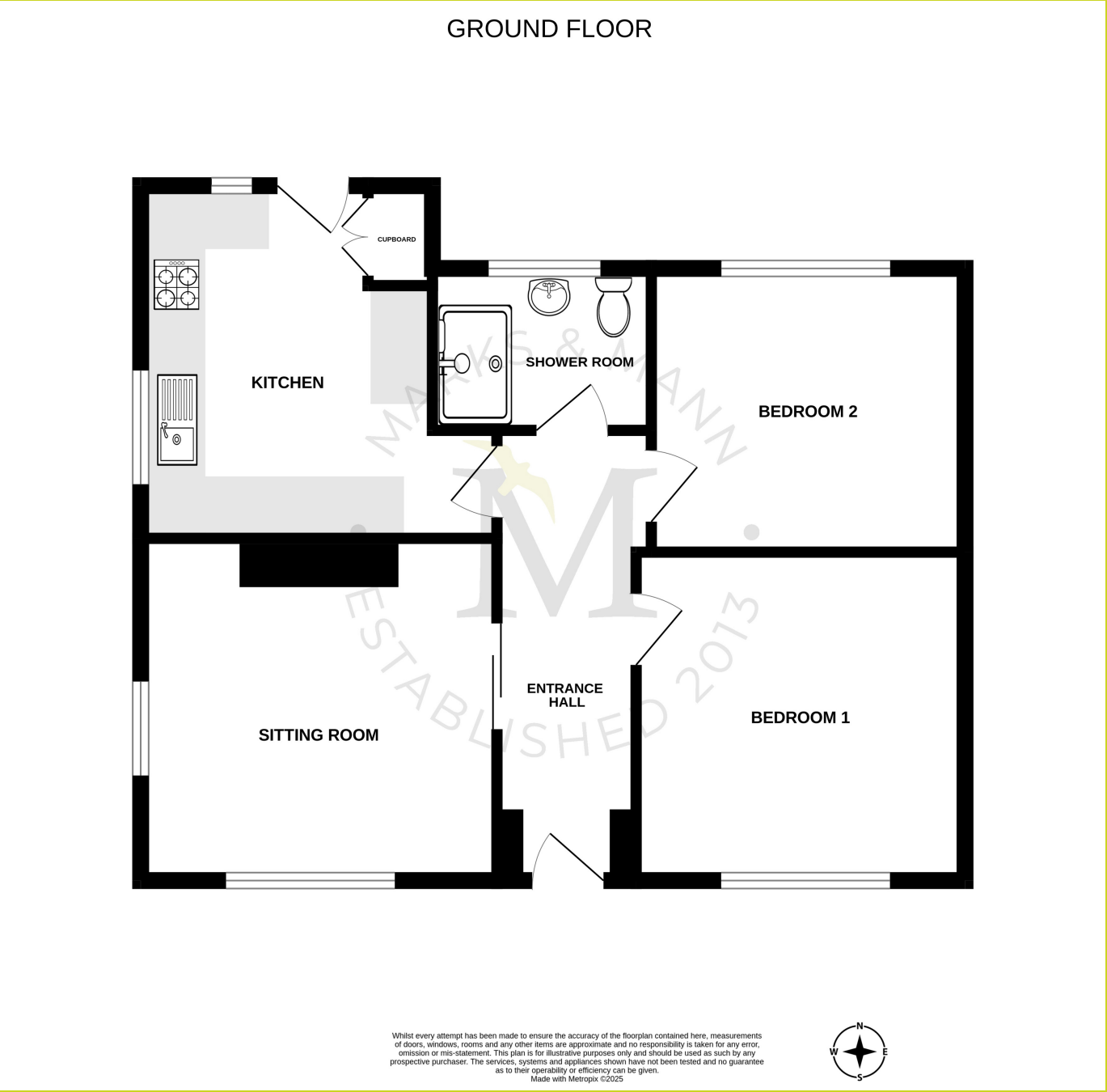
Disclaimer

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.

Anti-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.

Hillary Close, Ipswich



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

