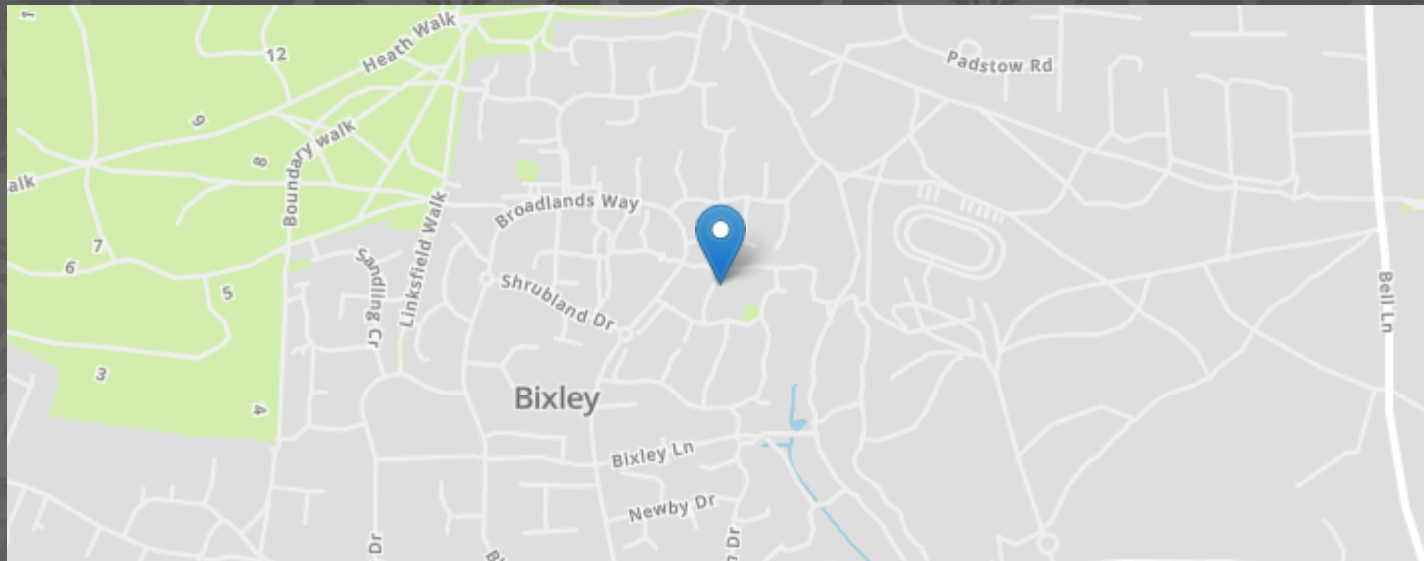


Mannington Close, Rushmere St Andrew, Ipswich



- OFF ROAD PARKING
- IDEAL LOCATION
- FOUR BEDROOMS
- GAS CENTRAL HEATING
- WELL KEPT
- EN-SUITE
- GARDEN
- NO CHAIN
- DOUBLE GLAZED
- DETACHED

MARKS & MANN

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01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Mannington Close, Rushmere St Andrew, Ipswich

Introduced to the market for sale is this exceptionally well kept and well presented detached four bedroom home. Situated in an ideal location the property is nestled on a quiet close but conveniently positioned giving easy access to amenities and schools.

Internally the property benefits from, on the ground floor: Entrance hall, living room, dining room, kitchen, study/third reception and the cloakroom. To the first floor: Landing, bedroom one which features built in wardrobes and an En-suite, bedroom two, bedroom three, bedroom four and the family bathroom. Externally the property benefits from off road parking for multiple vehicles and a well presented garden to the rear aspect.

The property is being sold with no forward chain.

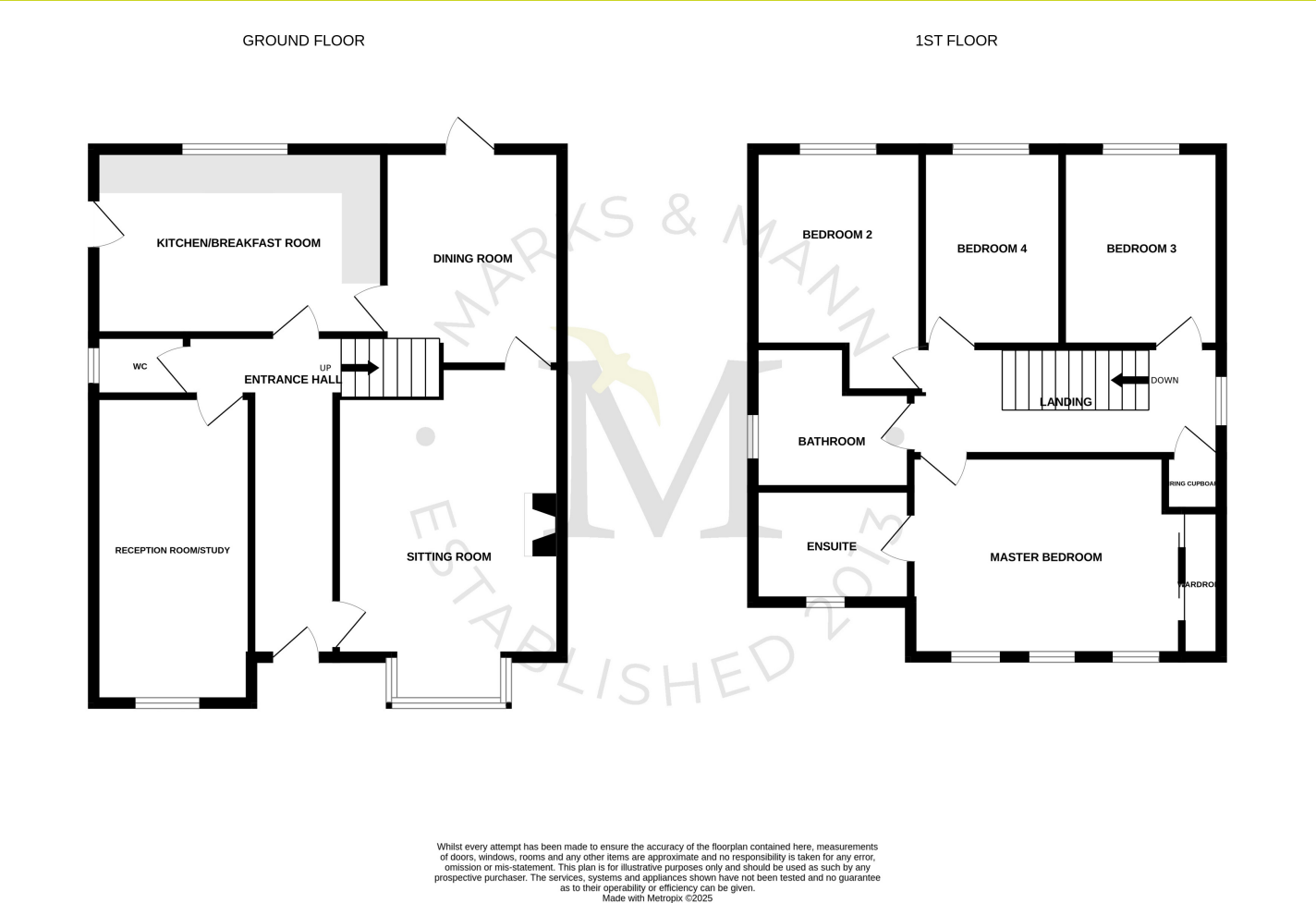
Call now to register your interest and arrange a private first hand viewing.

£425,000

Mannington Close, Rushmere St Andrew, Ipswich

Entrance hall Radiator, front door.	Bedroom four 3.02 x 2.18 (9'10" x 7'1") Double glazed window to rear aspect, radiator.
Living room 5.37 x 3.61 (17'7" x 11'10") Gas fire place, double glazed window to front aspect, radiator.	Bathroom Bath, hand wash basin, low level WC, radiator, double glazed window to side aspect.
Dining room 3.49 x 2.74 (11'5" x 8'11") Door to rear aspect, radiator.	Garden Garden shed, lawn, patio, decking area, bike storage.
Kitchen 3.03 x 4.71 (9'11" x 15'5") Double glazed window to rear aspect, sink/draining board, extractor, hob, integrated cooker, door to side aspect, radiator.	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.
Study/third reception 4.74 x 2.28 (15'6" x 7'5") Double glazed window to front aspect, radiator, storage/boiler housing.	Directions Using a SatNav, please use IP4 5PW as the point of destination.
Cloakroom Low level WC, double glazed window to side aspect, radiator, hand wash basin.	Important information Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band E EPC rating: C
Landing Double glazed window to side aspect, airing cupboard/tank housing, radiator.	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.
Bedroom one 3.22 x 4.27 (10'6" x 14'0") Built in wardrobe, double glazed window to front aspect, radiator.	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.
En-suite Shower cubicle, double glazed window to front aspect, hand wash basin, low level WC, radiator.	Council Tax Band At the time of writing the council tax band for this property is band C.
Bedroom two 3.18 x 2.65 (10'5" x 8'8") Double glazed window to rear aspect, radiator.	
Bedroom three 3.02 x 2.52 (9'10" x 8'3") Double glazed window to rear aspect, radiator.	

Mannington Close, Rushmere St Andrew, Ipswich



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

