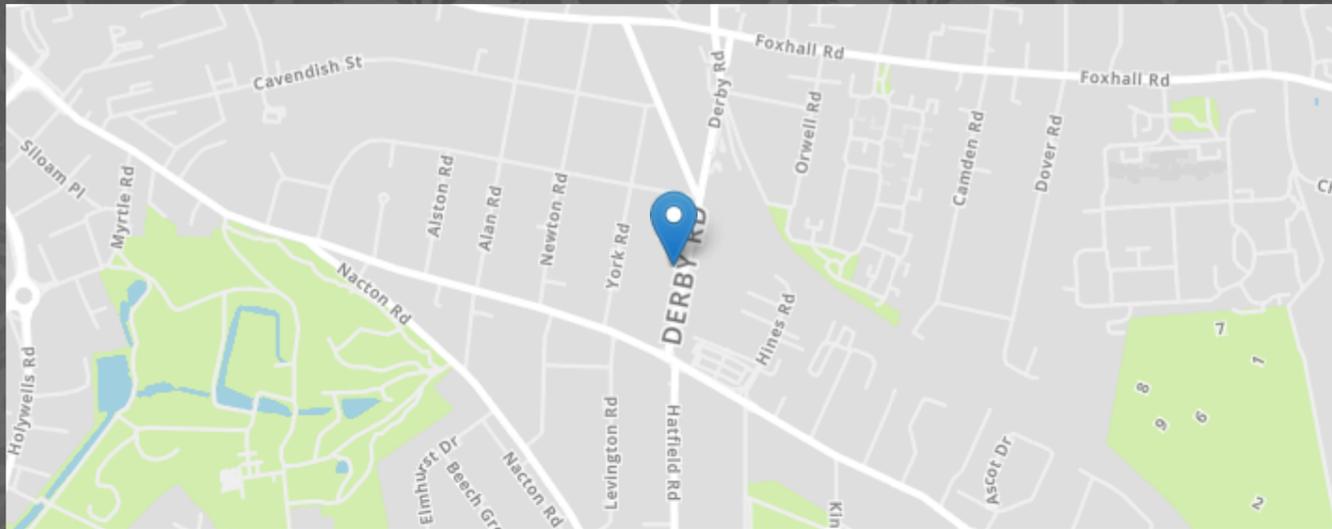


## Derby Road, Ipswich



- THREE BEDROOMS
- DOUBLE GLAZED WINDOWS
- CLOSE TO LOCAL AMENITIES
- AIR SOURCE HEAT PUMP
- AIR TO AIR HEATING AND CONDITIONING
- SEMI-DETACHED HOUSE
- NO FORWARD CHAIN
- SOLAR PANELS WITH BATTERY STORAGE
- OFF STREET PARKING FOR TWO VEHICLES
- WELL PRESENTED

# 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 offer this well presented three bedroom semi-detached house, benefitting from air source heating/conditioning and solar panels, situated in the East of Ipswich, close to local schools, amenities and railway station.

Internally the property benefits from, on the ground floor: Entrance hall, living room, kitchen and bathroom. to the first floor: Landing, bedroom one, bedroom two and bedroom three. Externally the property benefits from off road parking for two vehicles to the front aspect and garden to the rear, which is mainly laid to lawn with patio area and a shed.

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

**£250,000**

# Derby Road, Ipswich

# Derby Road, Ipswich

## Entrance Hall

Front door, radiator. Stairs to first floor.

## Living Room

3.70m x 6.77m (12' 2" x 22' 3")  
Radiator, fireplace X2, double glazed window to front and rear aspect, under stairs storage.

## Kitchen

2.10m x 3.05m (6' 11" x 10' 0") Kitchen 2.10 3.05  
Integrated oven and hob, extractor, sink draining board, double glazed window to side aspect, door to side aspect.

## Bathroom

Shower cubicle, heated towel rail, ceiling spotlights, double glazed window to side aspect, low level WC, hand wash basin.

## Landing

Storage cupboard.

## Bedroom One

3.35m x 4.28m (11' 0" x 14' 1")  
Double glazed window to front aspect, X2 fitted wardrobe, radiator.

## Bedroom Two

2.93m x 3m (9' 7" x 9' 10")  
Double glazed window to rear aspect, radiator, storage cupboard boiler housing.

## Bedroom Three

2.14m x 3.05m (7' 0" x 10' 0")  
Double glazed window to rear aspect, radiator, storage cupboard.

## Front Garden

The front of the property is block paved, with space for two vehicles. Side access to rear garden.

## Rear Garden

Laid to lawn with patio area, side access to front and shed.

## 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 a point of destination.

## Important Information

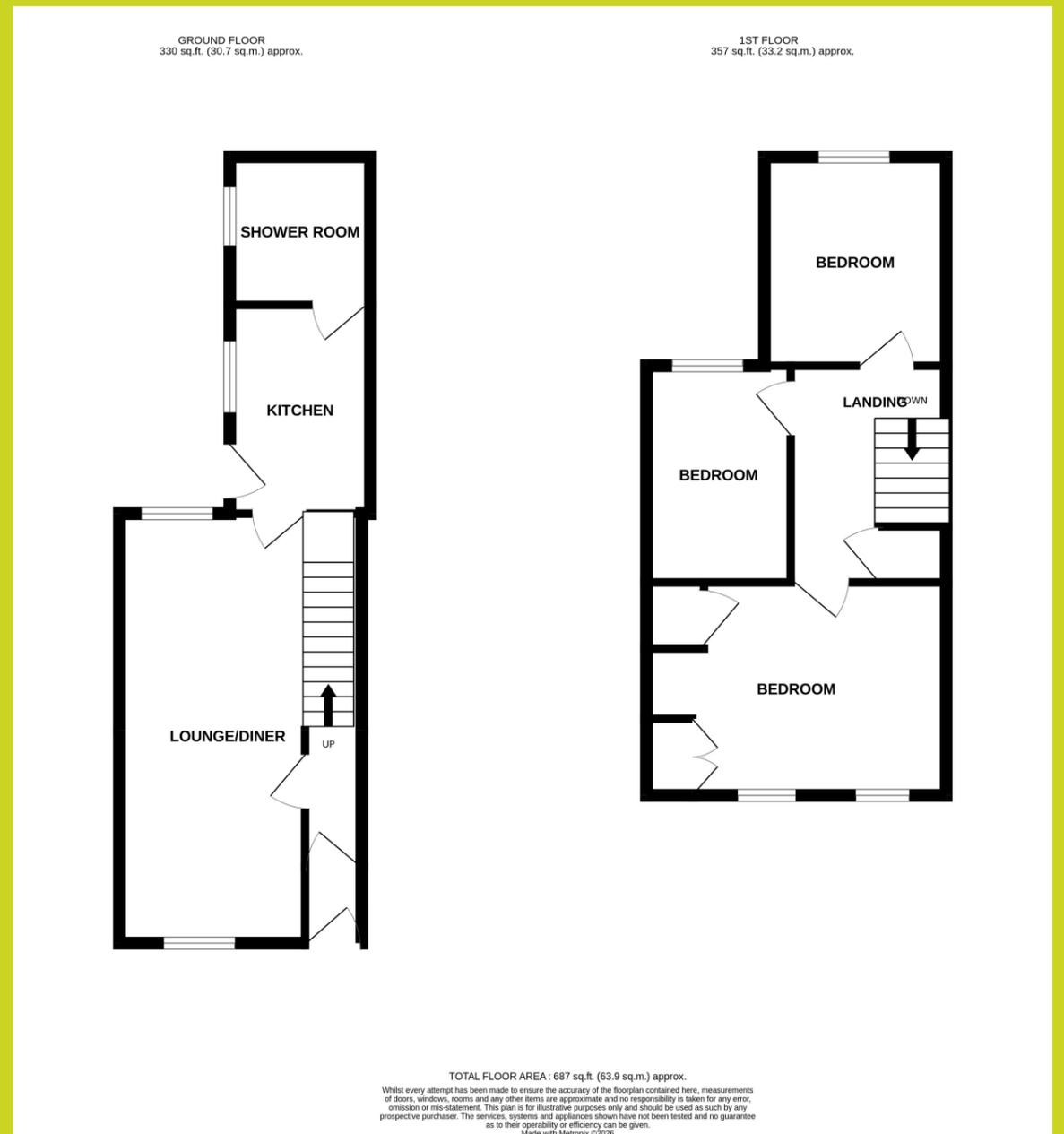
Tenure - Freehold  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council Tax Band - B  
EPC rating: C

## 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.



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

