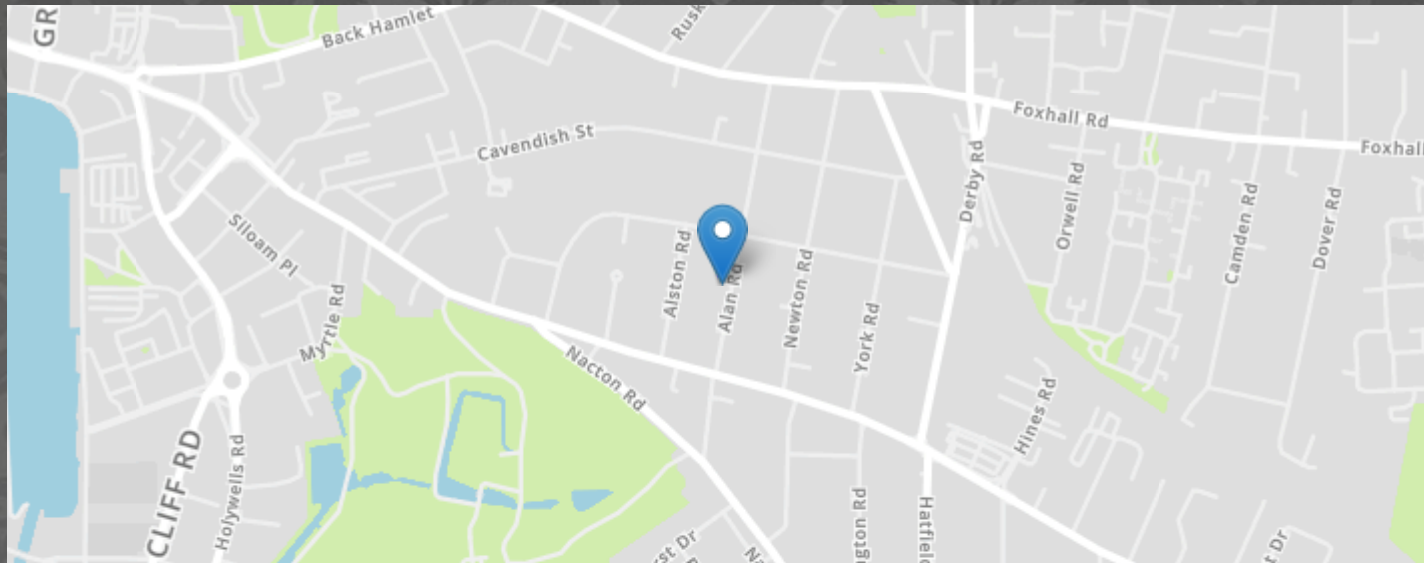


Alan Road, Ipswich



- OFF ROAD PARKING
- EAST IPSWICH
- TWO RECEPTION ROOMS
- DOUBLE GLAZING
- IDEAL LOCATION
- GARDEN
- THREE BEDROOM
- REWIRED
- TWO BATHROOMS
- 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

MARKS & MANN



Alan Road, Ipswich

Marks and Mann are delighted to bring this three bedroom property to the market for sale. The property is located in an ideal location close to amenities and schools.

Internally the property benefits from, on the ground floor: Porch, living room, dining room, kitchen, lean-to and bathroom. To the first floor: Landing, bedroom one, bedroom two, bedroom three and En-suite. Externally the property benefits from off road parking to the front aspect and garden to the rear.

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

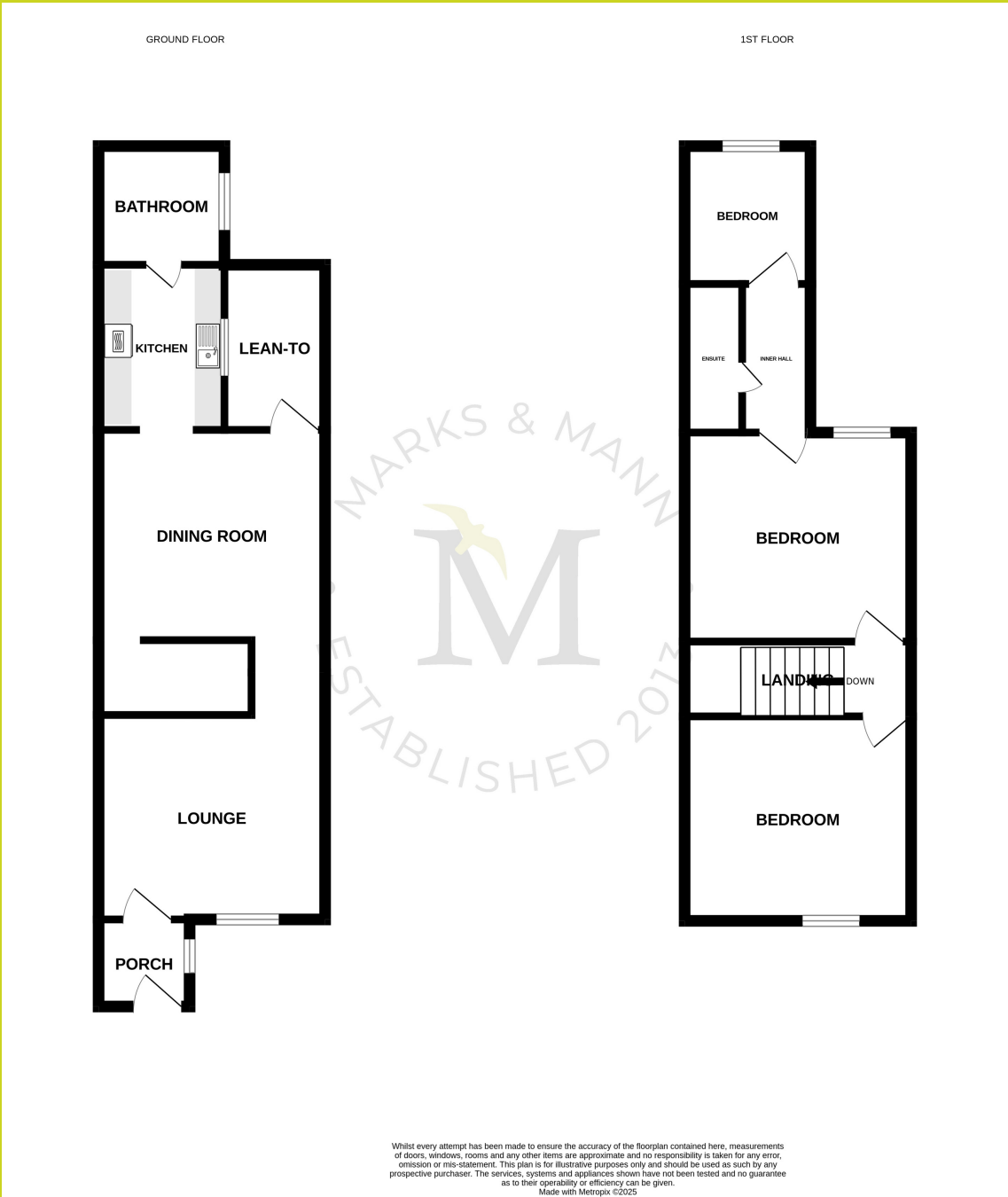
£220,000

Alan Road, Ipswich

Front	
Hard standing providing off road parking.	
Entrance Porch	
Panel and glazed door to front, double glazed window to side.	
Inner Door	
Panel and glazed door leading to:	
Lounge	
11' 6" x 10' 5" (3.50m x 3.17m) Double glazed window to front, radiator.	
Dining Room	
11' 5" x 10' 8" (3.49m x 3.24m) Radiator, door to rear aspect.	
Kitchen	
8' 4" x 6' 5" (2.54m x 1.96m) Double glazed window to side aspect, single drainer sink unit with mixer tap, space for fridge and washing machine, fitted electric oven and gas hob.	
Ground Floor Bathroom	
6' x 5' 11" (1.83m x 1.81m) Double glazed window to side, bath with shower over, hand was basin, low-level WC, radiator.	
Landing	
Loft access.	
Bedroom One	
11' 6" x 10' 6" (3.50m x 3.19m) Double glazed window to front, radiator.	
Bedroom Two	
11' 6" x 10' 9" (3.51m x 3.28m) Double glazed window to rear, radiator.	

Bedroom Three
15' 3" x 6' 5" (4.64m x 1.95m) Double glazed window to rear, loft access.
En-suite
Shower cubicle, low level WC, hand wash basin.
Rear Garden
Panelled fencing to sides and rear, laid to lawn with mature plants/shrubs and trees.
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 8EY 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 B EPC rating: D
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.

Alan Road, Ipswich



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

