

MARKS & MANN



Wallace Road, Ipswich

Marks and Mann are excited to offer for sale this TWO BEDROOM MID-TERRACE HOUSE situated within walking distance to Ipswich town centre in IP1. The property benefits from two bedrooms, lounge, separate dining room, modern fitted kitchen, ground floor bathroom, first floor W.C., enclosed front garden and a fully enclosed east facing rear garden.

Ipswich's IP1 offers plenty of local shops and supermarkets, within walking distance to the town centre, local bus routes, and easy access to the A14/A12

In the Valuers opinion this is immaculately presented and an early internal viewing is highly advised.

£190,000

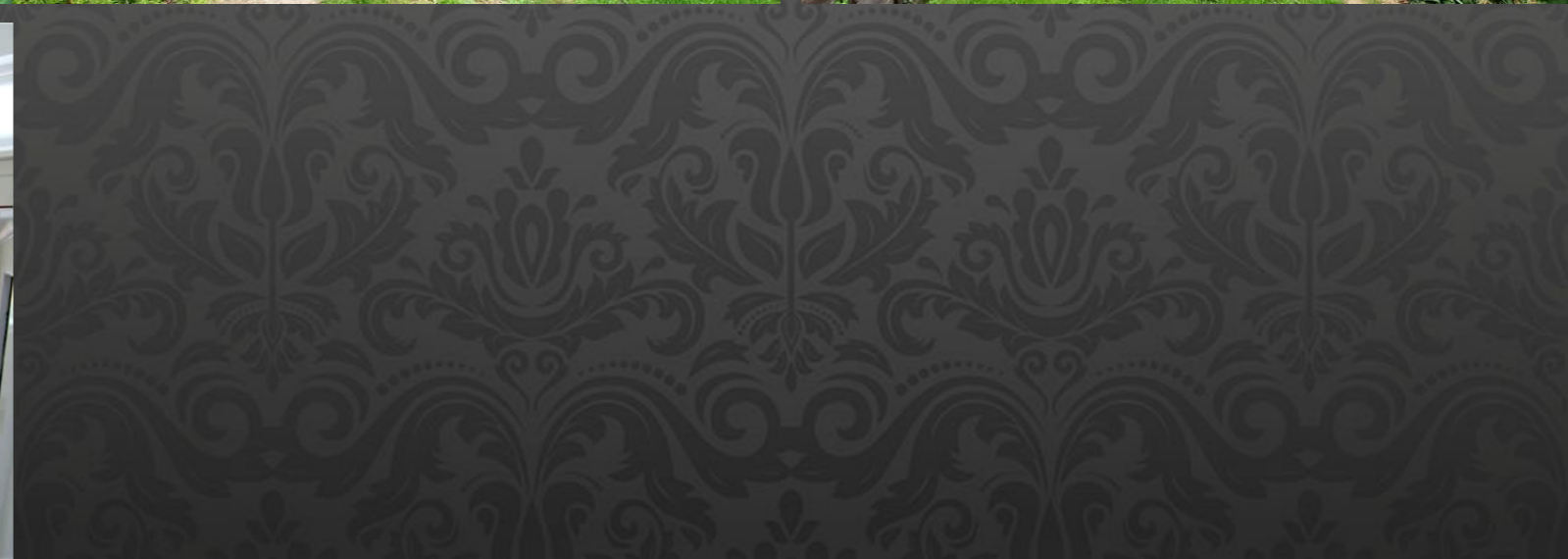
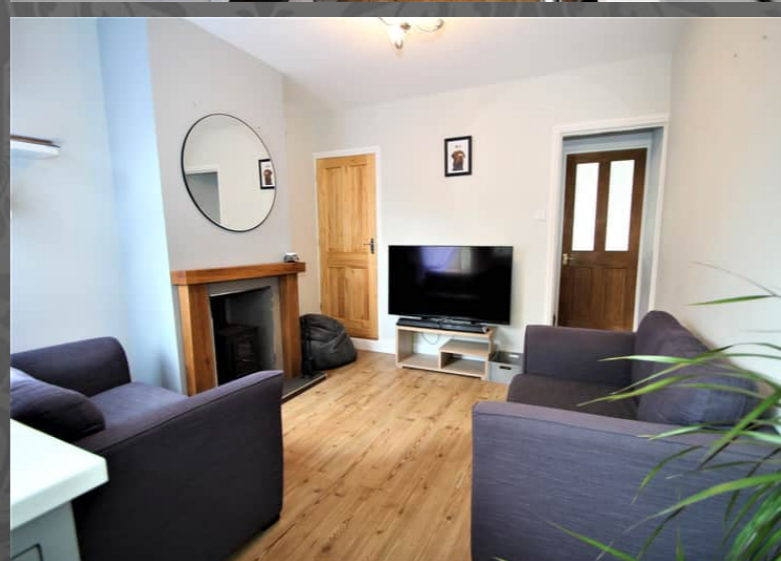
MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

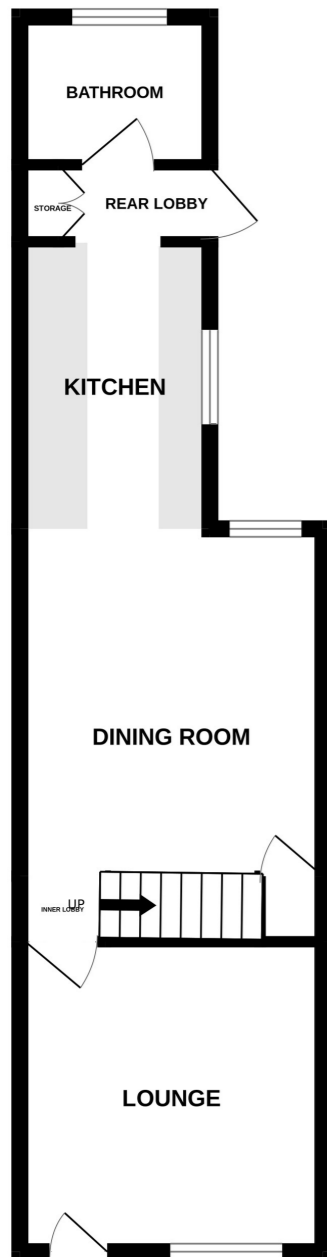
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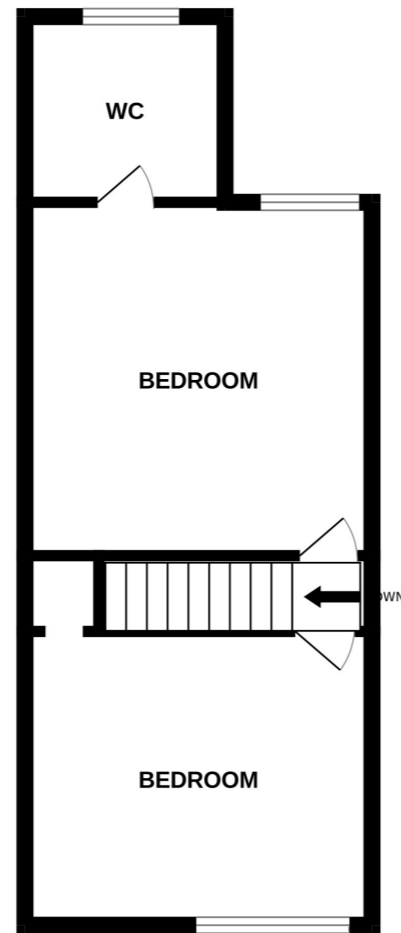
Website www.marksandmann.co.uk



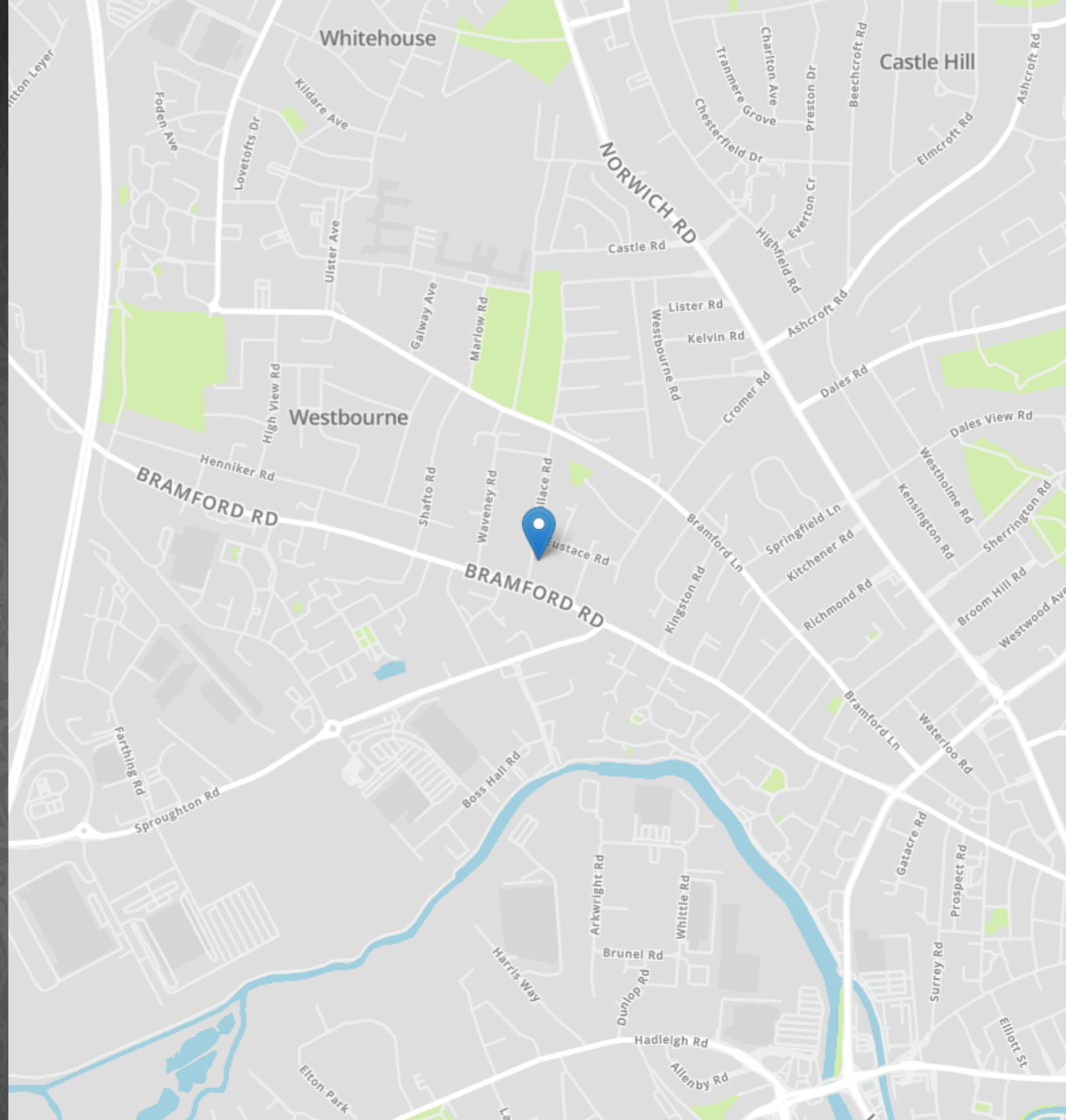
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MARKS & MANN
 99 - 101 Penshurst Road, Ipswich, Suffolk, IP3 8QB.
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 Website www.marksandmann.co.uk

- MID TERRACE
- LOUNGE
- MODERN FITTED KITCHEN
- W.C OFF THE MAIN BEDROOM
- CLOSE TO TOWN CENTRE
- TWO BEDROOMS
- SEPARATE DINING ROOM
- GROUND FLOOR BATHROOM
- FULLY ENCLOSED REAR GARDEN
- EASY ACCESS TO A14/A12

Front

Enclosed via a mid height brick wall with a gate for entry and a pathway to the front door.

Lounge

3.36m x 3.36m (11' 0" x 11' 0") Double glazed window to the front, door to the front for entry with a double glazed window above, built in shelving and storage, radiator, laminate flooring and a door to;

Inner Lobby

Access to the stairs and the entrance to the dining room.

Dining Room

Double glazed window to the rear, Wood burner inset into the feature chimney breast with a modern mantle, under stairs cupboard, laminate flooring and the open access to the kitchen.

Kitchen

Double glazed window to the side, base level units, one and a half sink bowl and drainer unit, built in oven, hob and cooker hood, space for a fridge, plumbing for a washing machine, tiled splash back, USB socket, laminate flooring. and access to the rear lobby.

Rear Lobby

Double glazed door to the side to the rear garden, storage cupboard, radiator, laminate flooring and a door to the bathroom.

Bathroom

Double glazed obscure window to the rear, panel bath with shower over, low flush W.C., pedestal wash hand basin, extractor fan, spot lights and a heated towel rail.

Landing

Doors to;

Bedroom One

3.38m x 3.34m (11' 1" x 10' 11") Double glazed window to the rear, access to the loft, feature fire place, radiator and a door to the W.C.

W.C

Double glazed window to the rear, vanity wash had basin, low flush W.C., wall mounted Baxi boiler.

Bedroom Two

3.38m x 3.36m (11' 1" x 11' 0") Double glazed window facing the front, radiator, feature fireplace and a storage cupboard.

Rear Garden

Fully enclosed East facing rear garden, mostly laid to lawn with two patio areas, an outside tap, power points, shed, pathway and pedestrian terraced access.

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.

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 instruction the council tax band for this property is Band A.