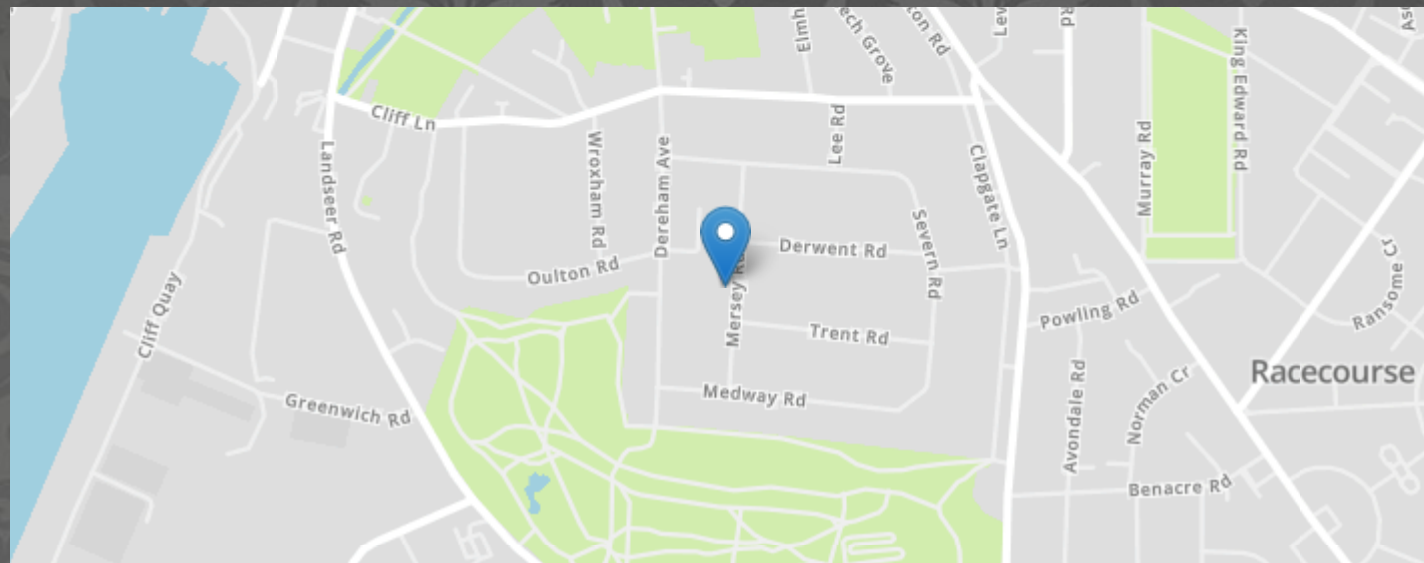


Mersey Road, Ipswich



- OFF ROAD PARKING
- DETACHED
- DOUBLE GLAZED
- IDEAL LOCATION
- WELL KEPT

- WELL PRESENTED
- GAS CENTRAL HEATING
- GARDEN
- CLOSE TO AMENITIES
- FOUR BEDROOM

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Mersey Road, 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 positioned on a quiet road but conveniently sits close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, reception room, dining/living room and kitchen. To the first floor: Landing, bedroom one, bedroom two, bedroom three, bedroom four/study and the bathroom. Externally the property benefits from off road parking to the front aspect for multiple vehicles plus a garage and to the rear aspect is a beautifully presented landscaped rear garden.

The property has been upgraded with love over the course of ownership but is now ready for new owners to come in and make it their own.

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

£385,000 Offers in Excess of

Mersey Road, Ipswich

Entrance hall

Front door, under stair storage cupboard x2, radiator.

Front room

Lounge 13' 8" into bay x 13' 6" max (4.17m into bay x 4.11m max)
Double glazed window to front aspect, wall mount light fitting x2, radiator, electric fire place.

Dining Area

12' 6" x 11' 1" (3.81m x 3.38m)
Radiator, wall mounted light fitting/S x2.

Living room

12' 6" x 11' (3.81m x 3.35m)
French doors to rear aspect, radiator, electric fire place.

Kitchen

15' 4" x 7' 10" (4.67m x 2.39m)
Double glazed window/S to side and rear aspect, door to side aspect, integrated double oven, hob, extractor fan/hood, inset ceiling spot lights, sink/draining board, wall mounted boiler.

Landing

First Floor Landing
Double glazed window to side aspect, radiator.

Bedroom one

Bedroom One 13' 9" x 11' 9" (4.19m x 3.58m)
Double glazed window to front aspect, radiator.

Bedroom two

Bedroom Two 11' 10" x 11' 1" (3.61m x 3.38m)
Double glazed window to rear aspect, radiator.

Bedroom three

12' 8" x 8' max (3.86m x 2.44m max)
Double glazed window to side aspect, radiator.

Bedroom four/study

6' 4" x 6' 5" (1.93m x 1.96m)
Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to rear aspect, airing cupboard, hand wash basin, bath with shower over, low level w/c, extractor fan, heated towel rail.

Outside

Stoned area, paved off road parking to front aspect for multiple vehicles with gated access to side aspect. To the rear is an East facing landscaped garden benefiting from patio area, stoned space, lawn, decking area, workshop/garage with power and lighting, electric feed to the bottom of the garden and garden 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 0QW 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 D
EPC rating: C
Tree preservation order on copper beech tree.

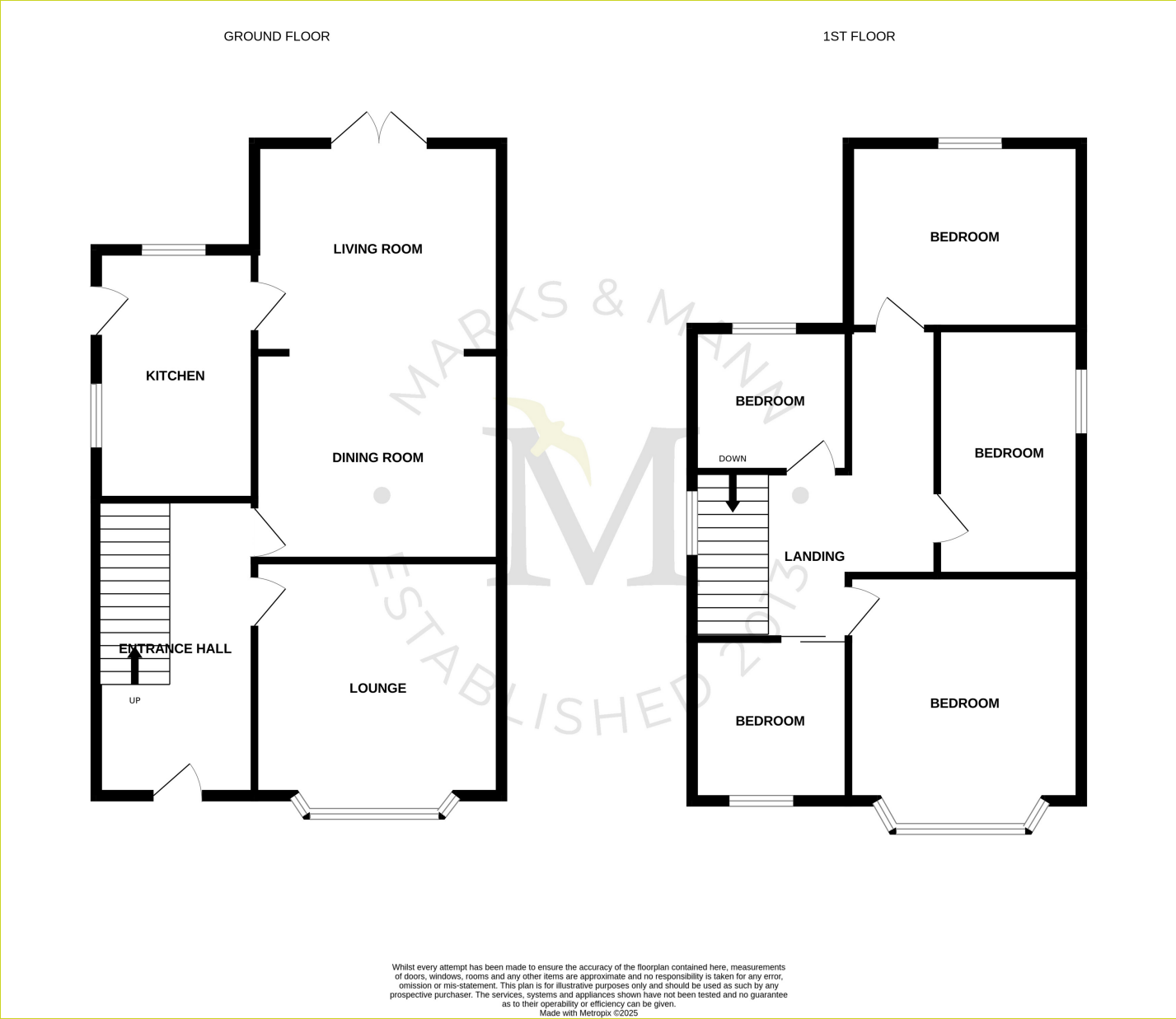
Disclaimer

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 D.

Mersey Road, Ipswich



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

