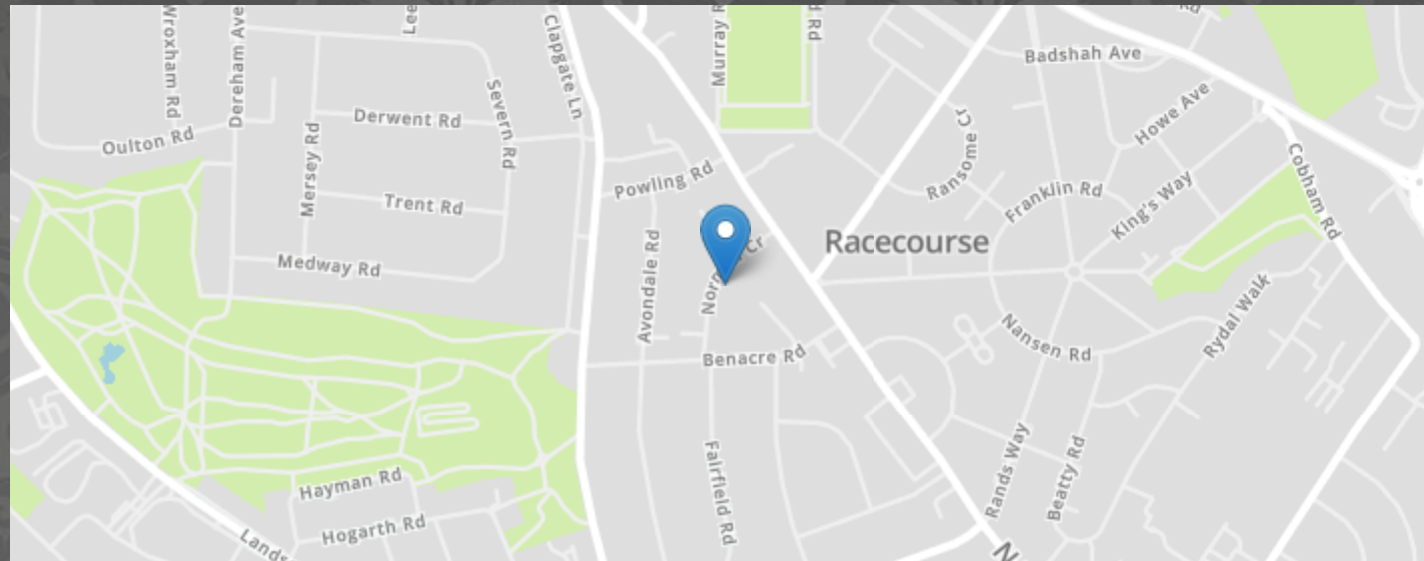


Norman Crescent, Ipswich



- GARAGE
- DOUBLE GLAZED
- THREE BEDROOM
- WELL KEPT AND WELL PRESENTED
- NO CHAIN
- GARDEN
- EXTENDED
- SEMI DETACHED
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES

MARKS & MANN

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01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Norman Crescent, Ipswich

Introduced to the market is this well presented and well kept three bedroom semi-detached home. The property is situated in an ideal location close to amenities and schools.

Internally the property benefits from, on the ground floor: Entrance hall, living room, dining/sitting room and kitchen. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the bathroom. Externally the property benefits from a well presented garden to the rear aspect, large single garage and garden to the front.

The property is being sold with no forward chain.

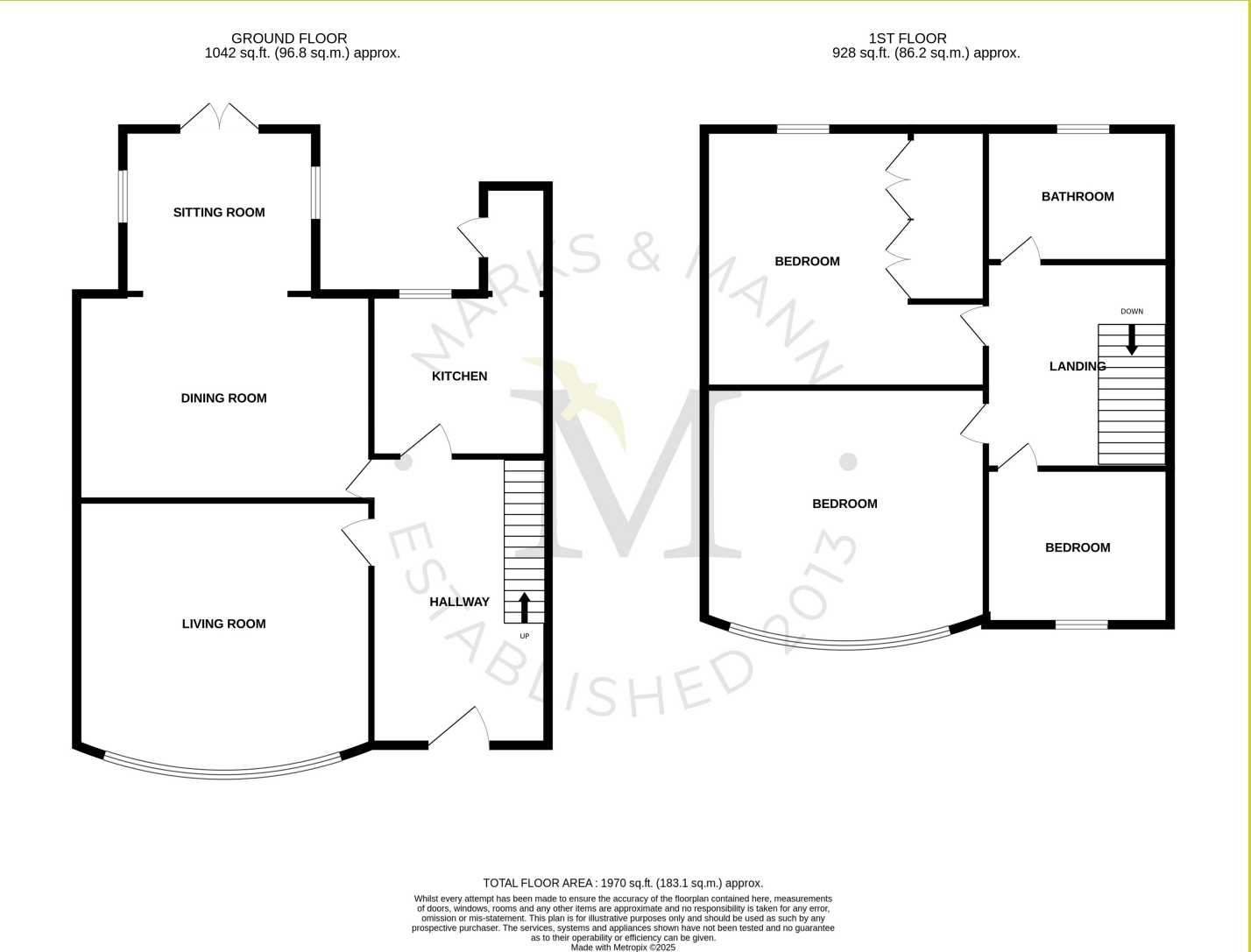
Call now to register your interest and arrange a private first hand viewing.

£270,000

Norman Crescent, Ipswich

Entrance hall Front door, under stair storage, radiator.	Garden Patio, lawn.
Living room 3.950m x 3.700m (13' 0" x 12' 2") Double glazed window to front aspect, radiator, feature fire place.	Front garden Paved pathway, lawn.
Dining room 3.350m x 3.550m (11' 0" x 11' 8") Radiator.	Garage Large single garage with power and lighting.
Sitting room 2.400m x 2.450m (7' 10" x 8' 0") Velux window, French doors to rear aspect, double glazed window/S to side aspects.	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.
Kitchen 2.250m x 2.600m (7' 5" x 8' 6") Integrated oven, hob, sink/draining board, double glazed window to rear aspect, door to side aspect	Directions Using a SatNav, please use IP3 9JY as the point of destination.
Landing Loft hatch.	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: TBC
Bedroom one 3.700m x 3.700m (12' 2" x 12' 2") Double glazed window to front aspect, window seating, 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 two 3.700m x 3.550m (12' 2" x 11' 8") Radiator, double glazed window to rear aspect, built in wardrobe/boiler housing, feature fire place.	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.
Bedroom three 1.900m x 2.600m (6' 3" x 8' 6") Double glazed window front aspect, radiator.	Council Tax Band At the time of writing the council tax band for this property is band B.
Bathroom Double glazed window to rear aspect, heated towel rail, bath with electric shower over, low level WC, hand wash basin.	

Norman Crescent, Ipswich



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

