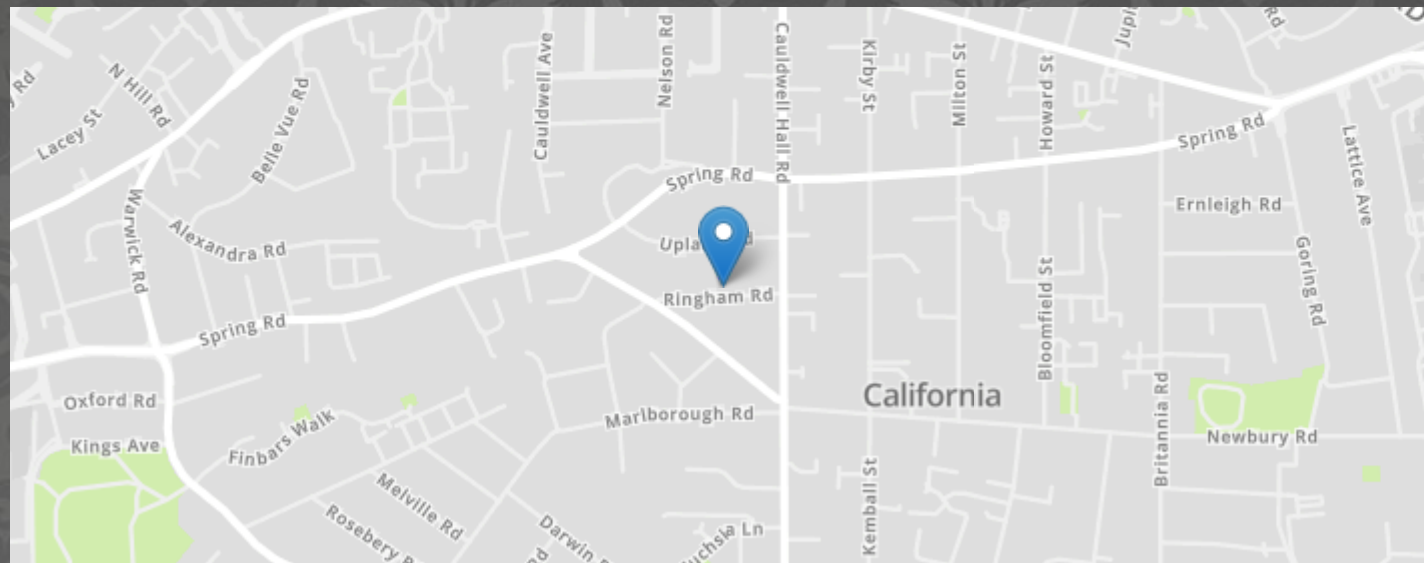


## Ringham Road, Ipswich



- FULL RENOVATED
- DOUBLE GLAZED WINDOWS & DOORS
- CLOAKROOM/UTILITY
- LOUNGE & DINING AREA
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- REAR GARDEN
- WELL PRESENTED THROUGHOUT

# MARKS & MANN

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# MARKS & MANN



## Ringham Road, Ipswich

We are pleased to be marketing this exceptionally well kept and well presented two bedroom terrace property which has been full renovated. The property is positioned in an ideal location close to schools and amenities.

Internally the property benefits from, lounge/diner, kitchen, cloakroom/utility, to the first floor: Landing with spiral stair case to loft space, bedroom one, bedroom two and the family bathroom. Externally the property benefits from off road parking, to the rear which features one decking areas, Patio area, artificial grass area and Sun room.

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

**£250,000 Guide Price**



Ringham Road, Ipswich

Front

Off road parking space, steps to Porch.

Lounge/Diner

6.84m x 3.96m (22' 5" x 13' 0") Double glazed window to front, Double glazed French doors to rear, laminate flooring, Wood burner with exposed brick work, two radiators, Oak stair case with glass Balustrades and LED lighting, Built in storage.

Kitchen

3.04m x 2.57m (10' 0" x 8' 5") Double glazed window to side, Range of eye level units. and base units with cupboards and drawers. Solid wooden work surface. Butler sink with mixer tap, Built in dishwasher, Space for Fridge/Freezer, Range cooker with hob extractor hood above, Tiled flooring, Spot lights, Radiator.

Rear Lobby

Double glazed door to rear, Tiled flooring, Radiator.

Cloakroom/Utility

Double glazed window to rear, Plumbing for washing machine, Plumbing for tumble dryer, Low level W.C. Wall mounted hand wash basin, Part tiled, Tiled flooring, Laminate worktops.

Landing

Laminate flooring, spiral staircase to loft space.

Bedroom one

3.45m x 3.36m (11' 4" x 11' 0") Two double glazed window to front, Built in mirrored wardrobes, Laminate flooring, Radiator.

Bedroom Two

3.32m x 2.45m (10' 11" x 8' 0") Double glazed window to rear, Built in storage, Laminate flooring, Radiator.

Bathroom

Double glazed window to rear, Walk in double shower, Fully tiled walls, low level W.C. Chrome heated towel rail, Wall mount hand wash basin, Corner bath with shower attachments.

Loft

Skylight to front and rear, Laminate flooring, Built in storage, Eve storage, Radiator.

Rear Garden

The rear garden has has three levels on the first level is has artificial grass, second level has decking with hot tub and the third level has decking with sun room which has power and light connected with patio doors to the front, Shingle area, outside tap, rear access.

Ringham Road, Ipswich

Disclaimer

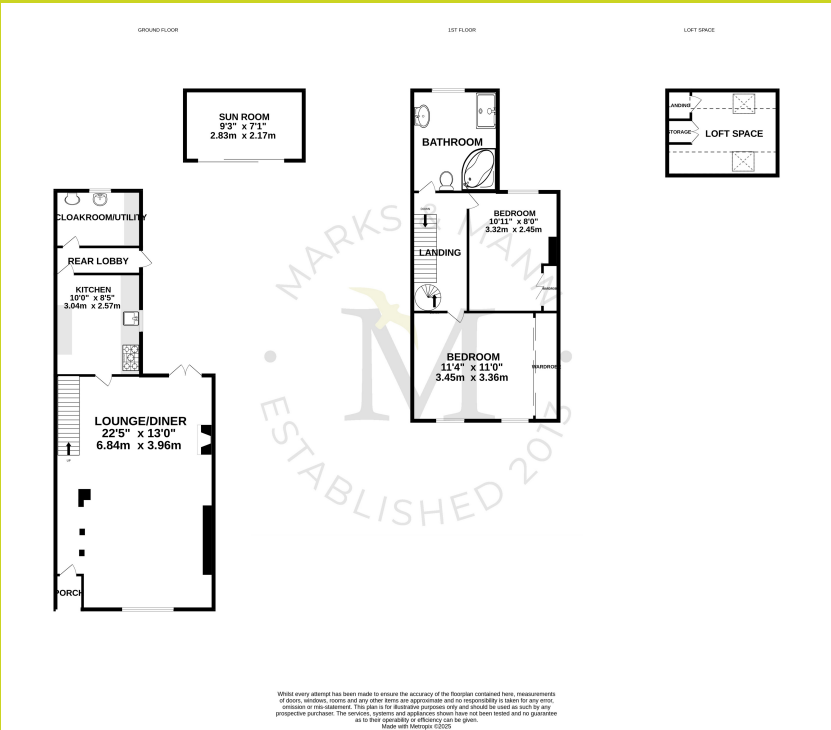
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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 B.



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

