

MARKS & MANN



Hadleigh Road, Ipswich

OFFERED WITH NO ONWARD CHAIN

Marks and Mann are excited to offer for sale this THREE BEDROOM SEMI DETACHED HOUSE situated on the outskirts of town in the popular IP2 Area. The property boasts a large lounge/diner, kitchen, cloakroom W.C., utility room, three bedrooms, bathroom, fully enclosed rear garden and off road parking for three cars comfortably via a drive way.

Ipswich's popular IP2 area offers plenty of local amenities including plenty of local shops and Sainsburys and Lidl. close to Ipswich mainline station, within close proximity to the town centre and easy access to the A12/A14.

In the Valuers opinion an early internal viewing is highly advised.

£240,000

MARKS & MANN

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

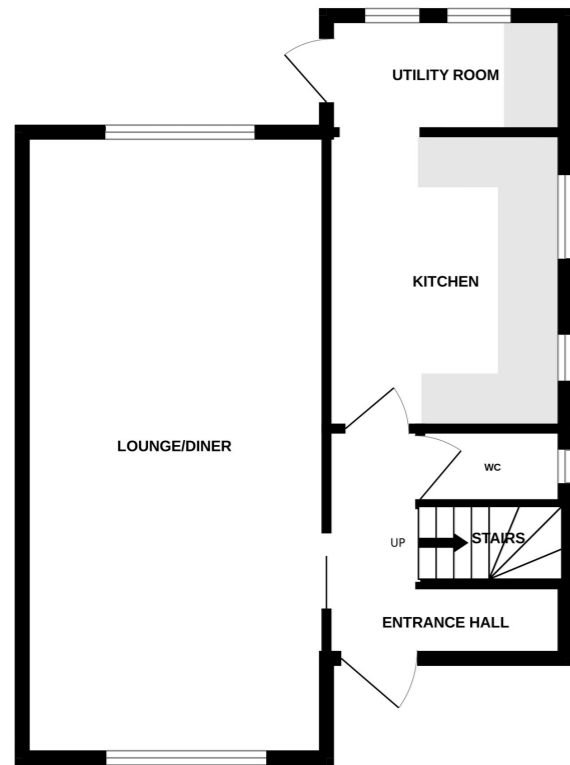
01473 396 296

contactipswich@marksandmann.co.uk

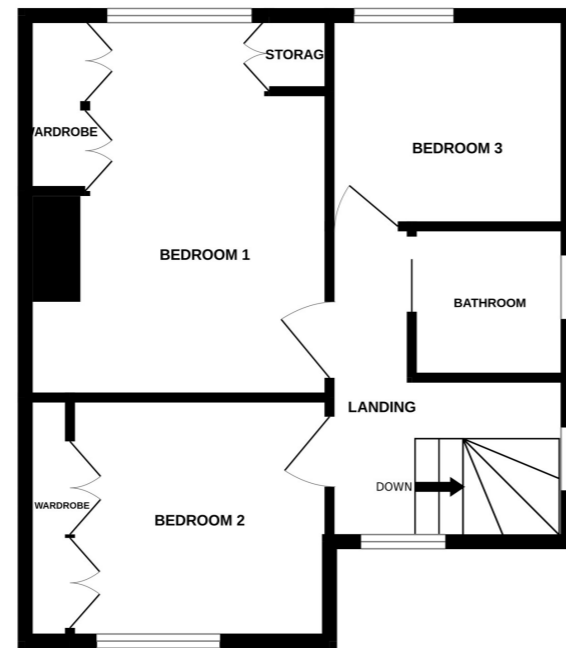
Website www.marksandmann.co.uk



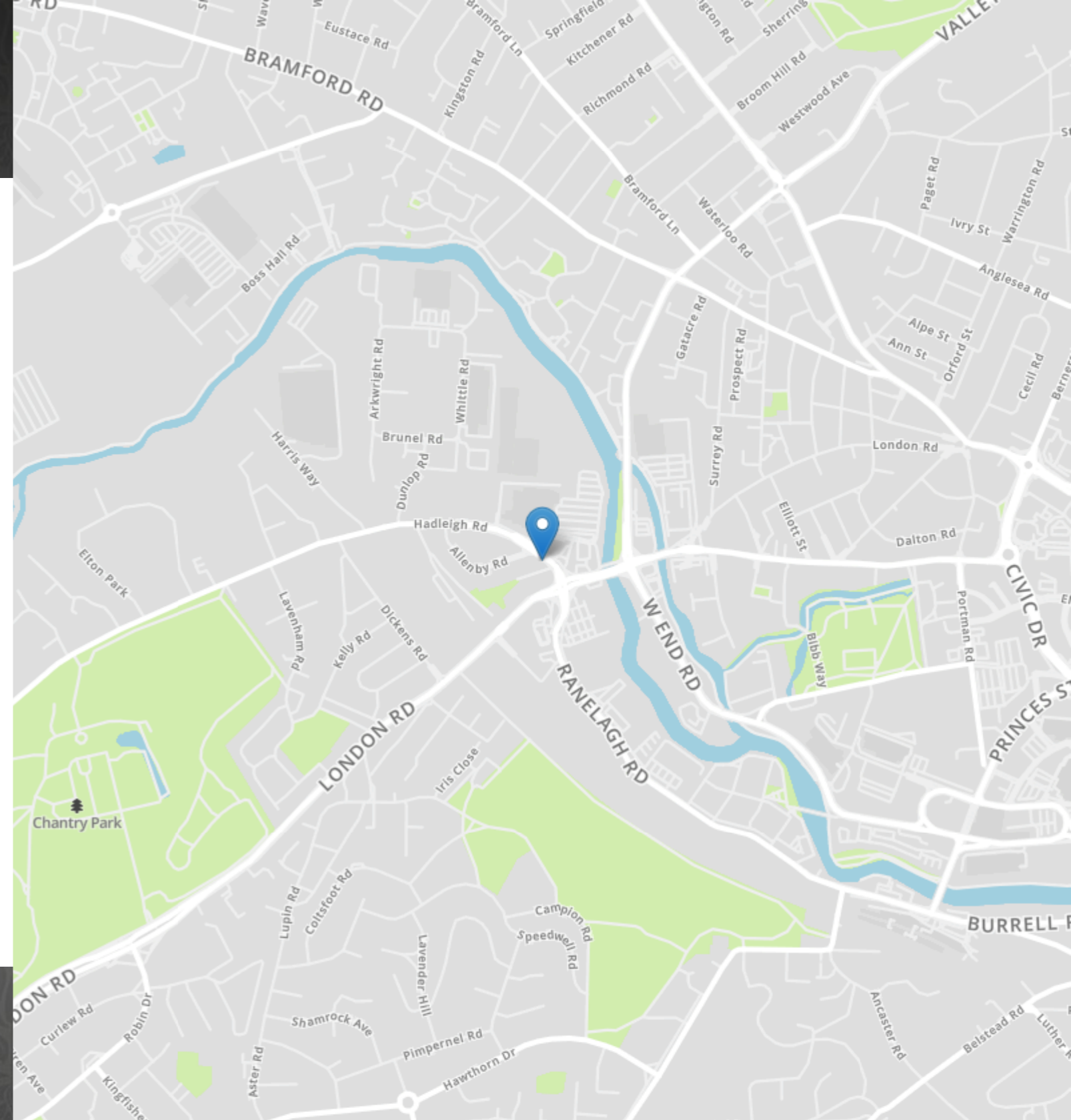
GROUND FLOOR



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

Landline 01473 396296

Website www.marksandmann.co.uk

- SEMI DETACHED HOUSE
- LARGE LOUNGE/DINER
- FIRST FLOOR FAMILY BATHROOM
- OFF ROAD PARKING FOR THREE CARS COMFORTABLY
- EASY ACCESS TO THE A12/A14

- CLOAKROOM W.C.
- UTILITY ROOM
- THREE DOUBLE BEDROOMS
- EASY ACCESS TO MAINLINE STATION AND TOWN CENTRE
- NO ONWARD CHAIN

Front

Off road parking via a block paved drive way for three cars comfortably with access from a dropped curb, access in to the rear garden down the side via a gate.

Entrance Hall

Door to the front for access, coving, access to the stairs, tiled flooring and doors to;

Lounge/Diner

7.60m x 3.64m (24' 11" x 11' 11") Double glazed windows to the rear and to the front, coving, two radiators and wood flooring.

Cloakroom W.C.

Double glazed obscure window to the side, low flush W.C., wall mounted wash hand basin and half tiled walls.

Kitchen

3.55m x 2.86m (11' 8" x 9' 5") Two double glazed windows to the side, wall and base units with cupboards and drawers, space for an oven and a cooker hood, one and a half sink bowl and drainer unit, plumbing for a dish washer, plumbing for a washing machine, fridge freezer space, coving, radiator, tiled splashback and flooring with access to the utility room.

Utility Room

3.35m x 1.35m (11' 0" x 4' 5") single glazed window to the rear, wall and base units, butler sink, plumbing for a washing machine, wall mounted boiler, coving, tiled flooring and a stable door to the side to the rear garden.

Landing

Double glazed windows to the front and to the side, coving and doors to;

Bedroom One

4.56m x 3.59m (15' 0" x 11' 9") Double glazed window to the rear, coving, built in wardrobes, laminate flooring and a radiator.

Bedroom Two

3.03m x 2.92m (9' 11" x 9' 7") Double glazed window to the front, built in wardrobes and a radiator.

Bedroom Three

2.87m x 2.56m (9' 5" x 8' 5") Double glazed window to the rear and a radiator.

Bathroom

Double glazed obscure window to the side, panel bath with shower over, low flush W.C., pedestal wash hand basin, heated towel rail, spotlights, extractor fan, shaver point and tiled splash back.

Rear Garden

A fully enclosed rear garden mostly laid to lawn with a patio area, shed and side access to the front via a gate.

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 instruction the council tax band for this property is band A