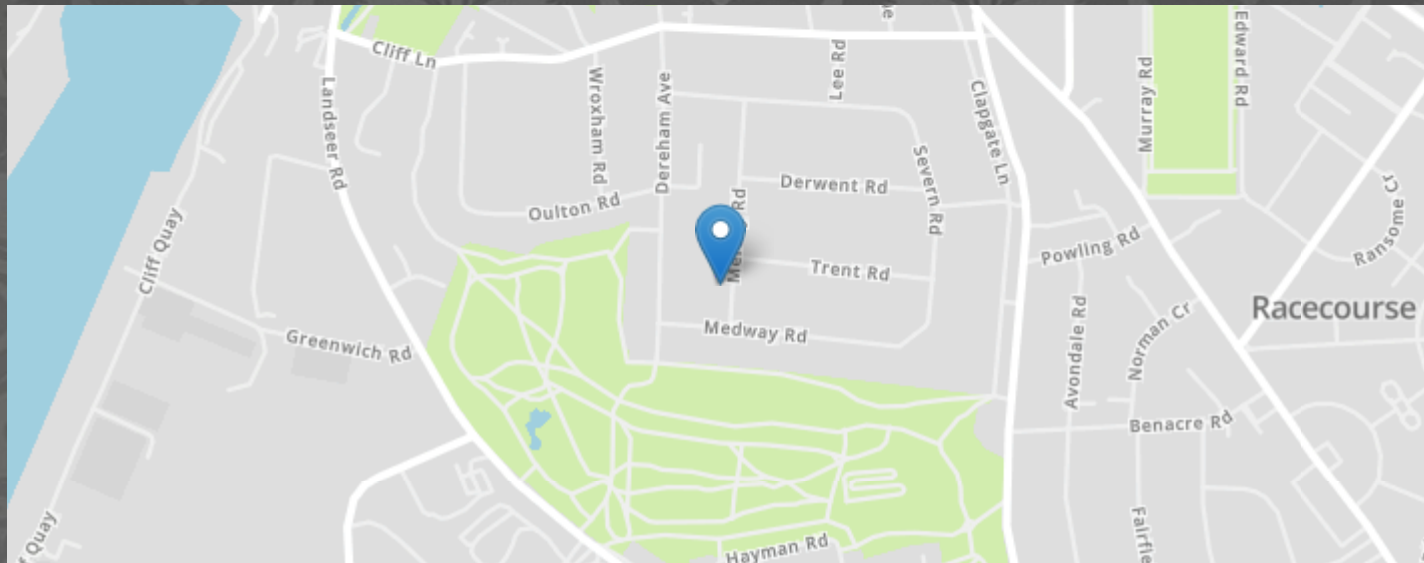


## Mersey Road, Ipswich



- 3 BEDROOMS
- GARAGE
- UTILITY ROOM
- CLOSE TO LOCAL SCHOOL AND AMENITIES
- GOOD LOCATION
- DETACHED BUNGALOW
- DINING ROOM
- DOUBLE GLAZED WINDOW
- UNOVERLOOKED GOOD SIZE REAR GARDEN
- IN NEED OF RENOVATION

# MARKS & MANN

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

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## Mersey Road, Ipswich

Offering this three bedroom detached bungalow, in need of complete renovation, in the popular Rivers estate area. The property is situated close to local schools and amenities.

Internally the property benefits from, Entrance hall, living room, dining room, kitchen, bedroom one, bedroom two, bedroom three, bathroom and separate wc. Externally the property benefits from off road parking for one vehicle with single garage to the front aspect, and a generous unoverlooked rear garden to the rear, mainly laid to lawn with patio area.

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

**£275,000**



Mersey Road, Ipswich

Entrance Hall

Front door, storage cupboard.

Living Room

4.52m x 3.11m (14' 10" x 10' 2")  
Double glazed window to front aspect, electric fireplace.

Dining Room

3.87m x 3.10m (12' 8" x 10' 2")  
Double glazed window to side aspect, gas heater, French doors to rear.

Kitchen

2.73m x 2.54m (8' 11" x 8' 4")  
Double glazed window to rear aspect, door to rear aspect.

Utility Room

2.65m x 1m (8' 8" x 3' 3")  
Double glazed window to front and rear.

Bedroom One

4.39m x 3.10m (14' 5" x 10' 2")  
Built in cupboard, double glazed window to front aspect.

Bedroom Two

3.42m x 3.07m (11' 3" x 10' 1")  
Double glazed window to side aspect, built in cupboard.

Bedroom Three

2.51m x 3.10m (8' 3" x 10' 2")  
Double glazed window to side aspect.

Bathroom

Bath, hand wash basin, double glazed window to rear aspect, storage cupboard.

Separate WC

Low level WC, double glazed window to side aspect.

Front Garden

Laid to lawn with flower borders and paving. Driveway to single garage allowing parking for one vehicle.

Rear Garden

Enclosed by panelled fencing, mainly laid to lawn with patio area.

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 0QN as a 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 - C  
EPC rating: TBC

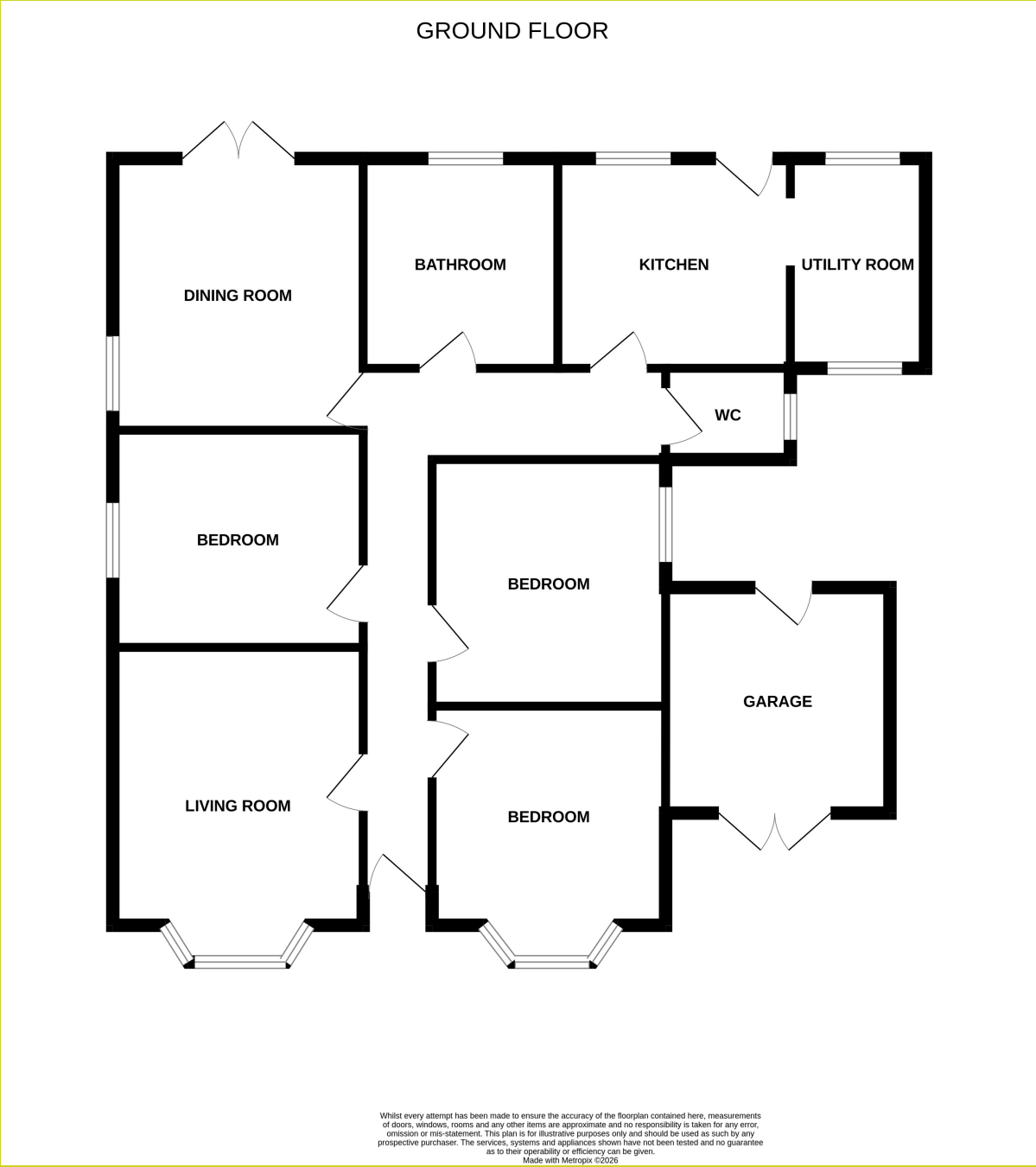
Disclaimer

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 C.

Mersey Road, Ipswich



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

