



- BEAUTIFULLY PRESENTED THREE BEDROOM TOWNHOUSE
- OPEN-PLAN KITCHEN/DINING ROOM WITH BI-FOLD DOORS TO GARDEN
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTES

- SITUATED CLOSE TO CHRISTCHURCH PARK
- SEPARATE SITTING ROOM AND STUDY
- BATHROOM AND SEPARATE WC
- GARAGE & PARKING
- MAINLINE RAILWAY STATION NEARBY WITH DIRECT LINKS TO LONDON LIVERPOOL STREET

MARKS & MANN



Christchurch Street, Ipswich

Located to the NORTH of IPSWICH, a short distance from CHRISTCHURCH PARK, is this BEAUTIFULLY PRESENTED, FOUR STOREY TOWNHOUSE with PRIVATE rear GARDEN, GARAGE and PARKING. Accommodation comprises entrance hall, OPEN-PLAN KITCHEN/DINING ROOM with BI-FOLD DOORS to garden, separate SITTING ROOM and STUDY, three bedrooms, a family bathroom and EN-SUITE SHOWER ROOM. An internal viewing is strongly advised to appreciate the accommodation on offer.

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

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

£375,000

Christchurch Street, Ipswich

Entrance hall

Stairs to first floor and down to the lower ground floor, window to rear and doors to the sitting room and study.

Sitting room

5.57m x 3.21m (18' 3" max x 10' 6" max) Window to front, feature fireplace with wood burning stove.

Study

2.69m x 2.44m (8' 10" x 8' 0") Window to rear.

Lower ground floor

Open-plan kitchen/dining room

4.01m x 3.62m (13' 2" x 11' 11") Bi-fold doors to rear, overlooking and leading into the rear garden. Space for a family dining table. Range of matching base units with worktops over, breakfast bar with space for bar stools/seating, butler sink, space for a Range cooker with extractor over. integrated appliances, including a dishwasher and washing machine and space for an American style fridge/freezer.

First floor landing

Stairs to second floor, access to a cupboard and doors to two bedrooms, the bathroom and separate WC.

Bedroom two

4.16m x 4.07m (13' 8" max x 13' 4") Window to front, two double built-in wardrobes.

Bedroom three

2.74m x 2.10m (9' 0" x 6' 11") Window to side.

Bathroom

Window to rear, roll top bath, shower cubicle and hand wash basin.

Separate WC

Window to rear, WC.

Second floor

Open to:

Bedroom one

7.36m x 4.26m (24' 2" max x 14' 0" max) Dormer windows to front and rear, with two velux windows to rear, built-in eaves storage and door to:

En-suite shower room

Shower cubicle, hand wash basin and WC.

Outside

The rear garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining and alfresco dining, with the remainder mainly laid to lawn with plant and shrub borders. A path leads to the rear of the garden where a personnel door gives access to the double garage, with up and over door, with off road parking in front.

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 D.

Our ref: SM/elr.

Location

The property is located on the popular northern side of Ipswich, close to local schools, shops and amenities. Ipswich town centre benefits from many local and national shops, bars, restaurants and coffee shops, and for the commuter, there is a mainline train station, with a direct link to London Liverpool Street.

Christchurch Street, Ipswich

Directions

Using a SatNav, please use IP4 2DF as the point of destination.

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.

Anti-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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/81/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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