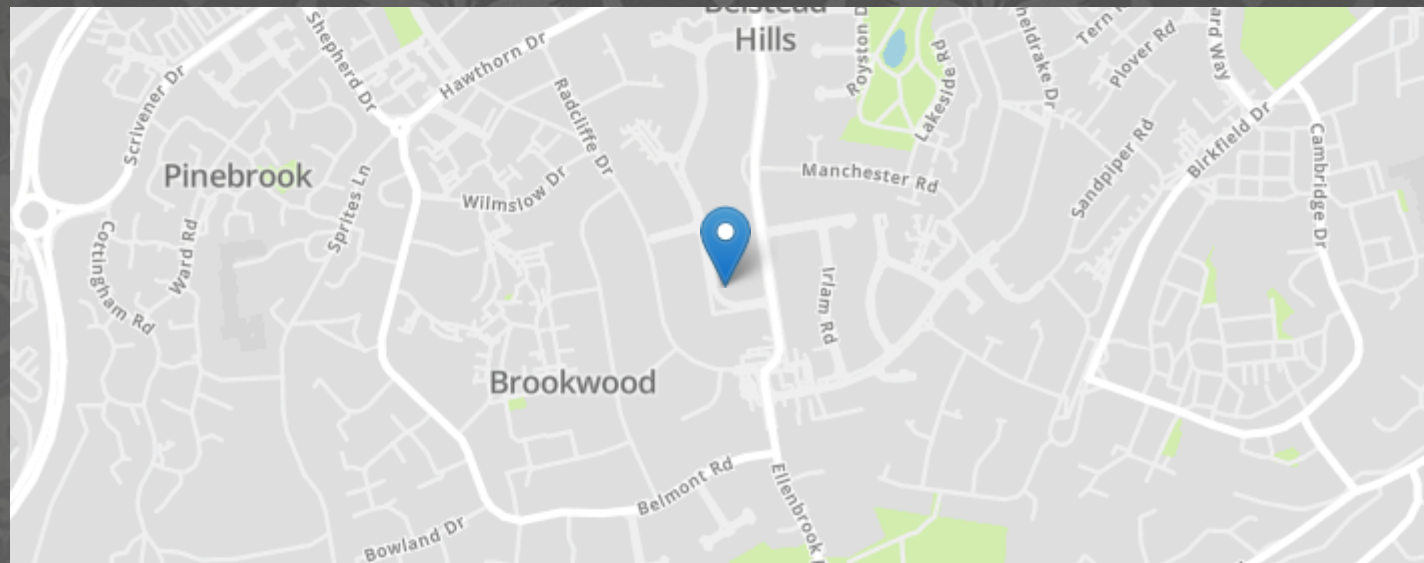


Holcombe Crescent, Ipswich



- OFF ROAD PARKING
- GARDEN
- EXTENDED
- DOUBLE GLAZED
- BUNGALOW
- WELL KEPT
- GARAGE
- CENTRAL HEATING

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Holcombe Crescent, Ipswich

We are delighted to be marketing this exceptionally well kept and presented three bedroom extended semi-detached bungalow. The property is positioned in an ideal location close to amenities.

Internally the property benefits from, the entrance hall, living room, kitchen/diner, inner hall, bedroom one, bedroom two, bedroom three and the bathroom. Externally the property benefits from off road parking for multiple vehicles plus a garage, garden space to the front and also a well presented garden to the rear aspect.

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

£325,000

Holcombe Crescent, Ipswich

Entrance hall

Front door, storage/consumer unit housing, radiator.

Living room

5.05m x 5.13m (16' 7" x 16' 10")
Double glazed window to front aspect, radiator, multi fuel burner.

Kitchen

2.52m x 3.98m (8' 3" x 13' 1")
Sink/draining board, integrated cooker, hob, extractor.

Dining room

2.81m x 3.77m (9' 3" x 12' 4")
Sliding doors to rear aspect, double glazed window to side aspect, door to side aspect.

Bedroom one

3.32m x 3.00m (10' 11" x 9' 10")
Double glazed window to front aspect, radiator.

Bedroom two

3.31m x 3.28m (10' 10" x 10' 9")
French door to rear aspect, radiator.

Bedroom three

2.38m x 3.31m (7' 10" x 10' 10")
Double glazed window to side aspect, radiator.

Bathroom

Hand wash basin, low level WC, heated towel rail, double glazed window to rear aspect, walk in shower cubicle.

Garden

Raised paved/patio, lawn, pond, summer house, pergola/seating area.

Garage

Power and lighting.

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

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 IP2 9QJ as the point of destination.

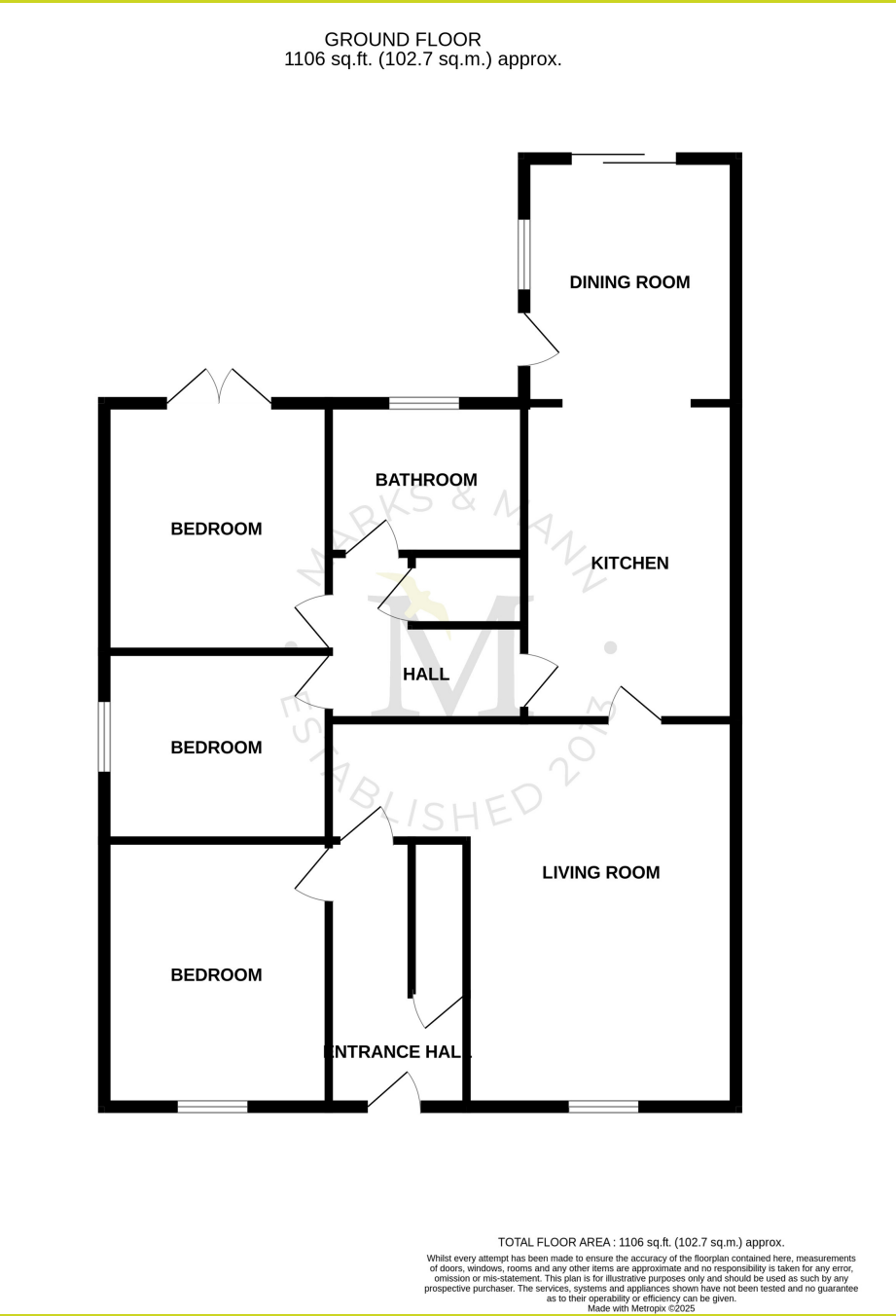
Disclaimer

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.

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.

Holcombe Crescent, Ipswich



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

