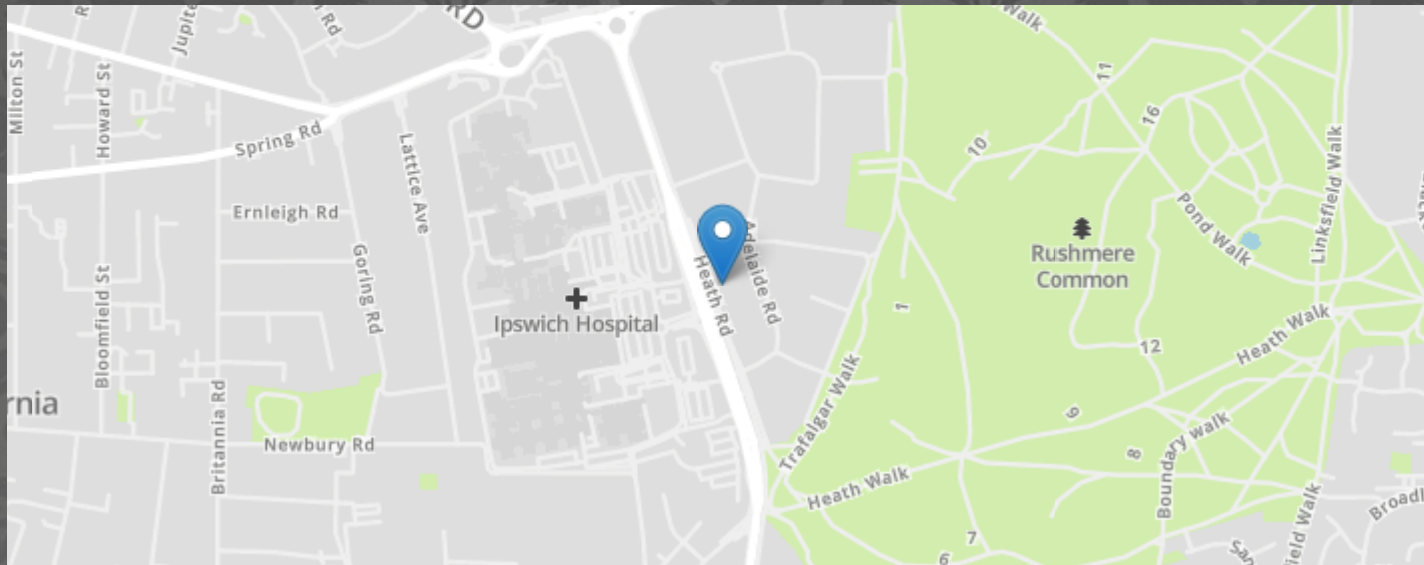


## Heath Road, Ipswich



- OFF ROAD PARKING
- EXTENDED
- TWO BATHROOMS
- CHAIN FREE
- GAS CENTRAL HEATING
- DECKING AREA
- OPEN PLAN KITCHEN/DINER
- OUTBUILDING/GYM
- DOUBLE GLAZED
- CLOSE TO HOSPITAL

# MARKS & MANN

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

# MARKS & MANN



## Heath Road, Ipswich

We are pleased to be marketing this well kept and well presented extended three bedroom semi-detached home. Positioned in an ideal location close to schools, amenities and a stones throw away from Ipswich hospital.

Internally the property benefits from, on the ground floor: Entrance hall, living room, open plan kitchen/diner which benefits from integrate appliances and an island, utility and shower room. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the bathroom. Externally the property benefits from off road parking for multiple vehicles and to the rear is an East facing garden which features a decking area, lawn, paving and an outbuilding currently used as a gym space.

The property is being sold with no onward chain.

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

**£390,000**



# Heath Road, Ipswich

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## Entrance Hall

Front door, radiator, under stair storage.

## Living room

3.63m x 3.94m (11' 11" x 12' 11")  
Double glazed bay window to front aspect, radiator.

## Sitting room

3.12m x 3.33m (10' 3" x 10' 11")  
Ceiling spot lights, radiator.

## Kitchen/diner

5m x 5.84m (16' 5" x 19' 2")  
Dual double glazed window to front and side aspect, double glazed rear door to side aspect, double glazed French doors to rear aspect, island with power point/S, integrated double cooker, gas hob, extractor fan/hood, ceiling spot lights, radiator.

## Utility

Storage, double glazed window to side aspect, ceiling spot lights.

## Shower room

Shower cubicle, basin, low level WC, heated towel rail.

## Landing

Double glazed window to side aspect.

## Bedroom

3.17m x 3.99m (10' 5" x 13' 1")  
Double glazed bay window to front aspect, radiator.

## Bedroom

3.15m x 3.38m (10' 4" x 11' 1")  
Double glazed window to rear aspect, radiator.

## Bedroom

2.29m x 2.44m (7' 6" x 8' 0")  
Double glazed window to front aspect, radiator.

## Bathroom

Double glazed window to side aspect, bath, shower cubicle, basin, low level WC, heated towel rail, ceiling spot lights.

## Garden

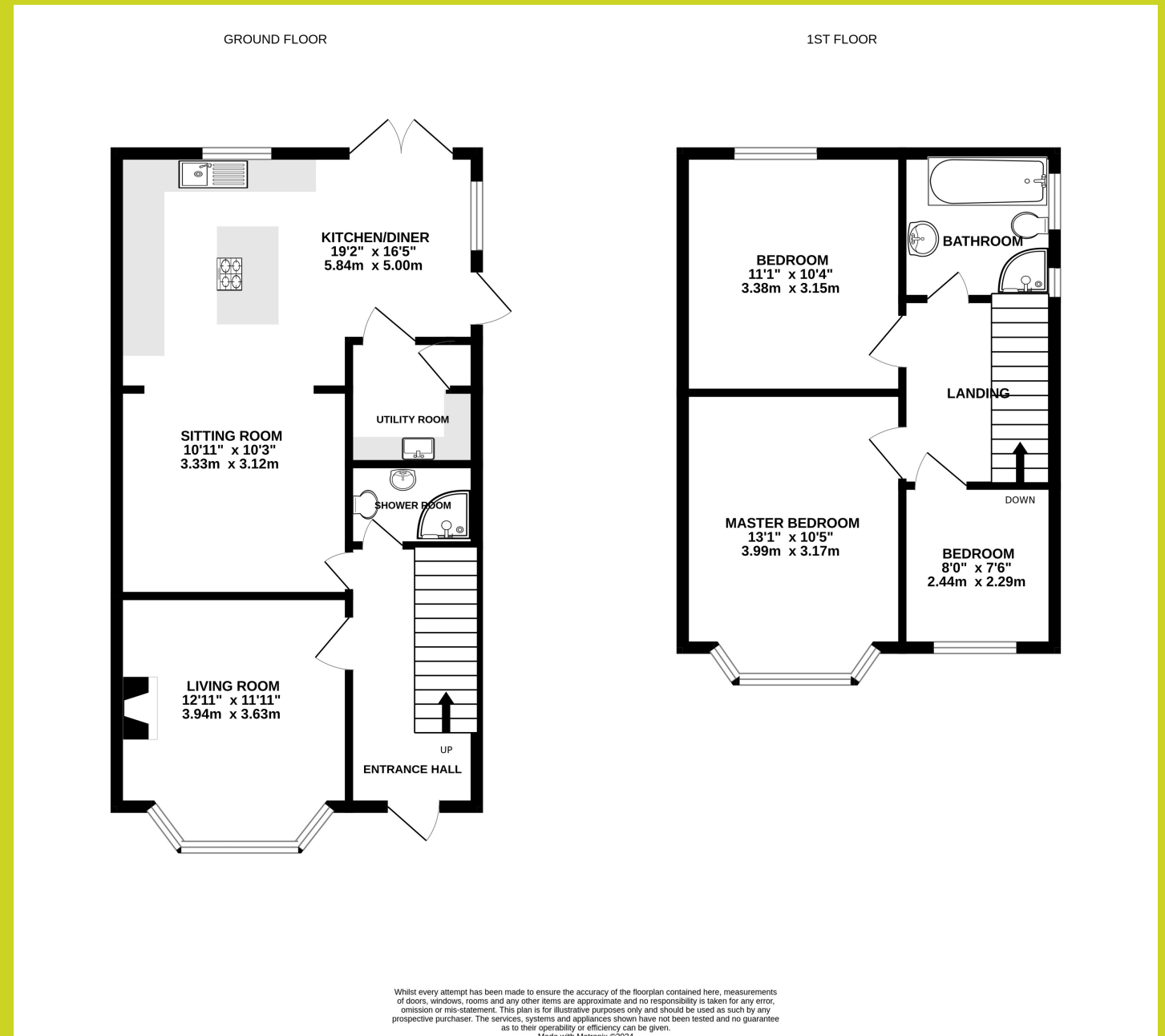
Decking area, lawn, outbuilding/gym, paved drive.

## 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.



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

