

- OFF ROAD PARKING
- THREE BEDROOMS
- KITCHEN/DINER
- DOWNSTAIRS WC
- IDEAL LOCATION

- GARDEN
- DOUBLE GLAZED THROUGHOUT
- GARAGE
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES

**MARKS & MANN**



## Landseer Road, Ipswich

Introduced to the market for sale is this well kept and well presented three bedroom semi-detached home. Nestled on the South East side of Ipswich on Landseer road the property is positioned ideally close to schools and local amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room, kitchen/diner, WC. 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, garage, rear garden which features a patio area and lawn.

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

**£250,000**

**MARKS & MANN**

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.  
01473 396 296  
contactipswich@marksandmann.co.uk  
Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# Landseer Road, Ipswich

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## Entrance hall

Front door, radiator.

## Living room

3.444m x 3.803m (11' 4" x 12' 6")

Double glazed window to front aspect, radiator.

## Kitchen/diner

3.516m x 5.164m (11' 6" x 16' 11")

Double glazed window to rear aspect, French doors to rear aspect, integrated oven, hob, extractor, sink/draining board, boiler, radiator.

## Cloakroom

Double glazed window to side aspect, basin, low level WC.

## Landing

Double glazed window to side aspect.

## Bedroom

3.458m x 3.921m (11' 4" x 12' 10")

Double glazed window to front aspect, radiator.

## Bedroom

3.145m x 3.354m (10' 4" x 11' 0")

Double glazed window to rear aspect, radiator.

## Bedroom

1.681m x 2.402m (5' 6" x 7' 11")

Double glazed window to front aspect, radiator.

## Bathroom

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

## Garden

Patio, lawn.

## Garage

## Disclaimer

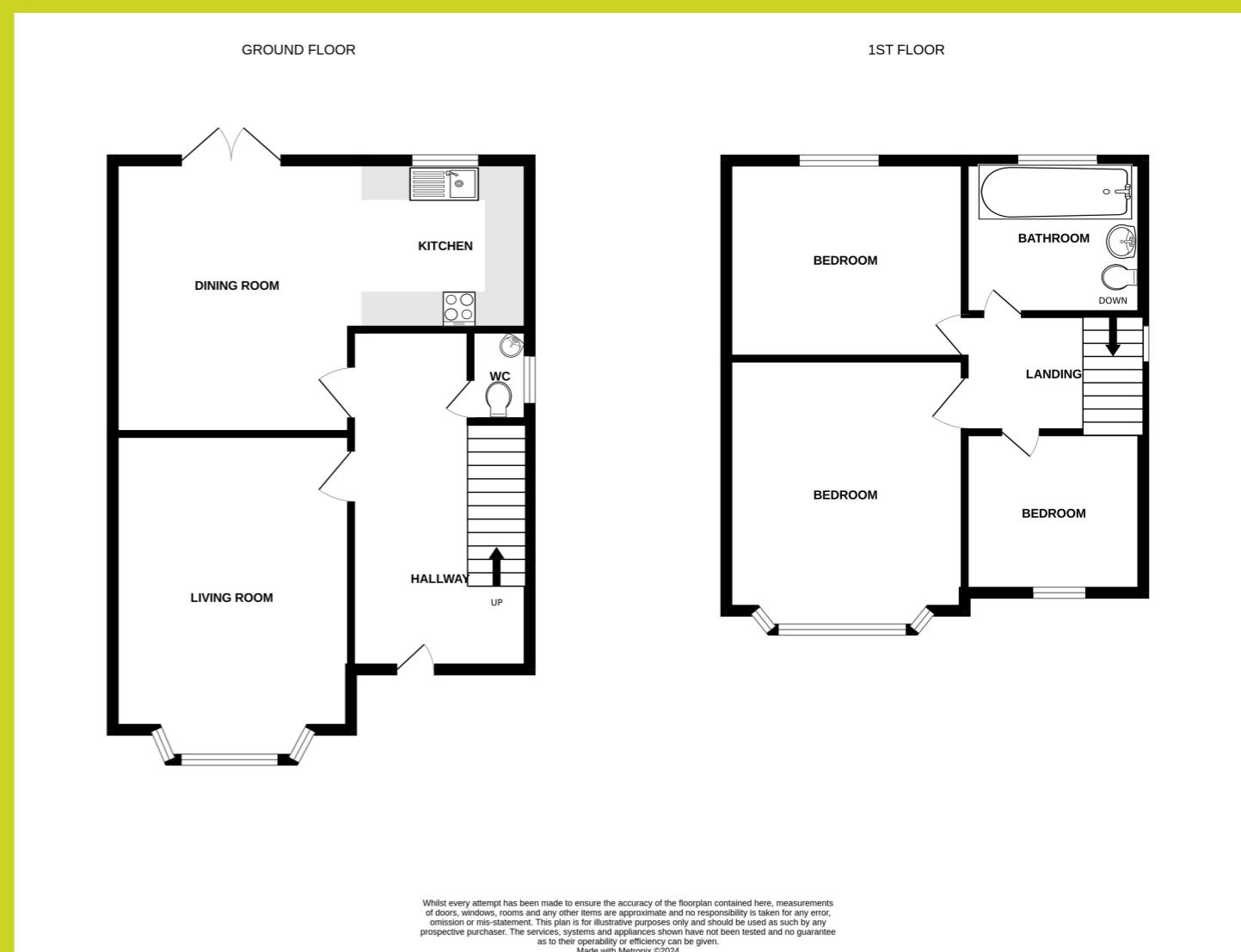
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## Money Laundering Regulations

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 B.



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	89	
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	