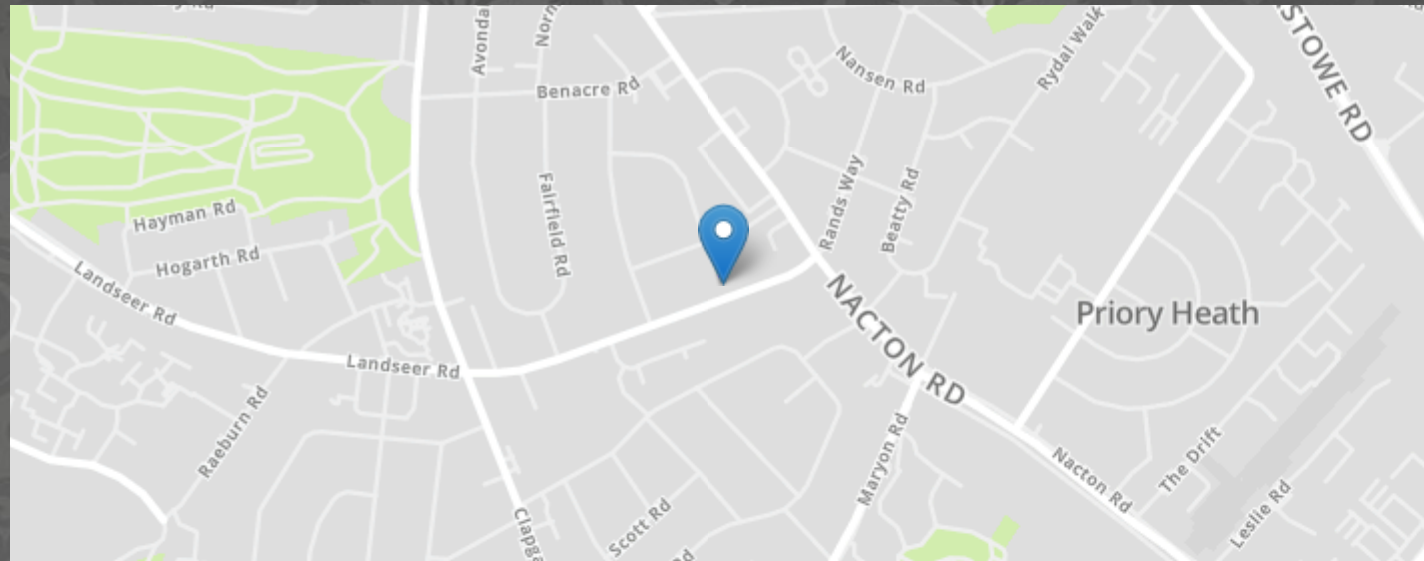


## Landseer Road, Ipswich



- OFF ROAD PARKING
- THREE BEDROOMS
- KITCHEN/DINER
- DOWNSTAIRS WC
- IDEAL LOCATION
- GARDEN
- DOUBLE GLAZED THROUGHOUT
- GARAGE
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES

# MARKS & MANN

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

# 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**



Landseer Road, Ipswich

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

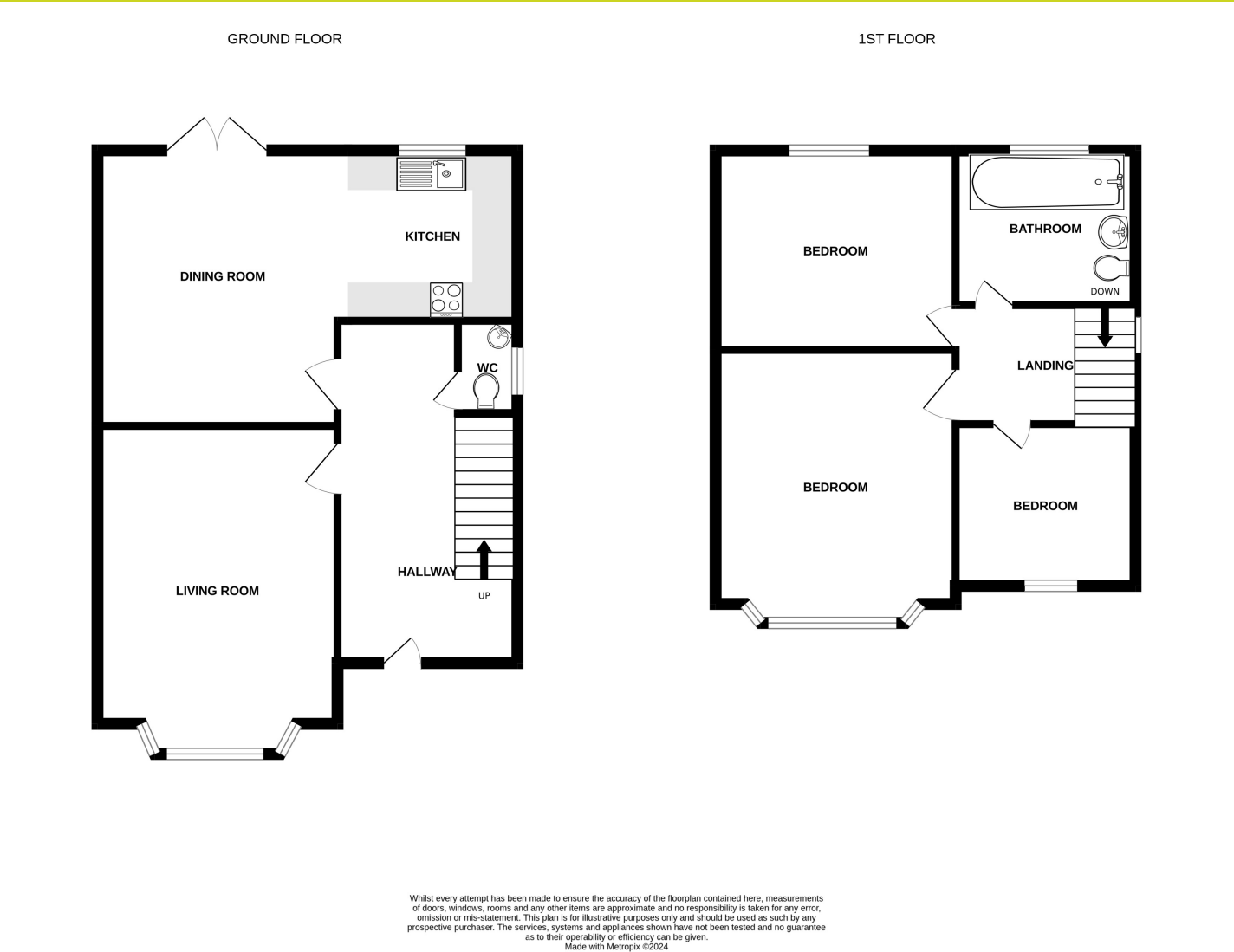
Disclaimer

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 B.

Landseer Road, Ipswich



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

