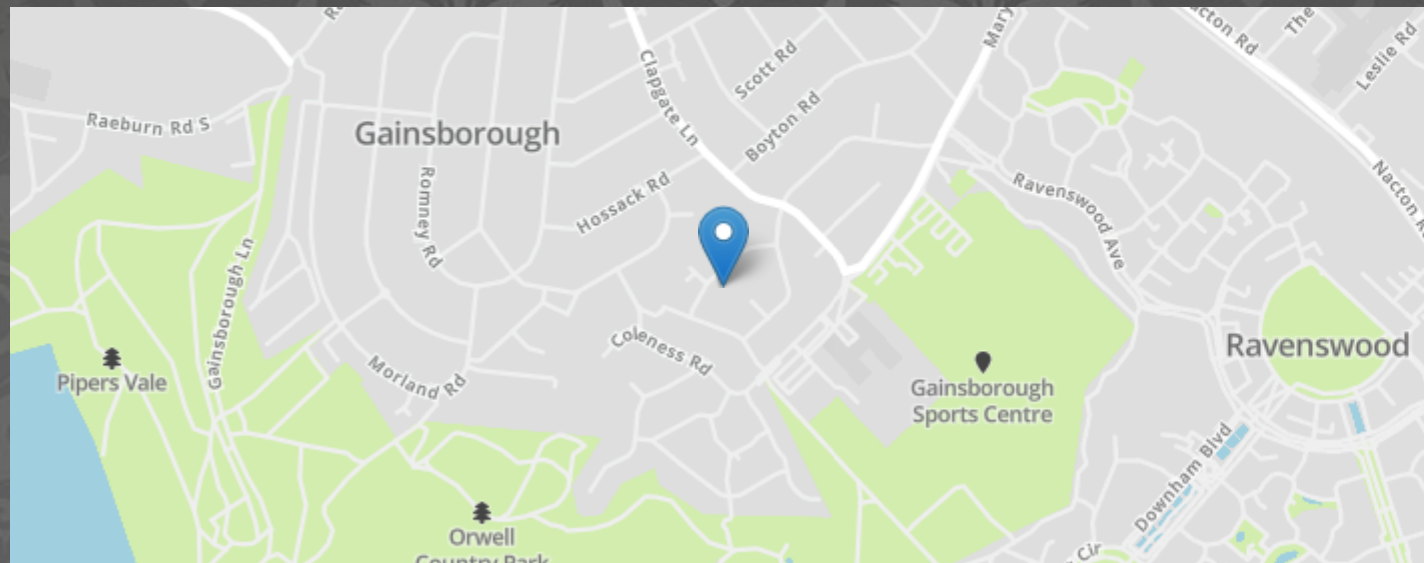


Worcester Road, Ipswich



- NO ONWARD CHAIN!!!!
- END TERRACED
- OFF ROAD PARKING
- DOUBLE GLAZING
- DOWNSTAIRS CLOAKROOM

- THREE BEDROOMS
- IDEAL LOCATION
- GARDEN
- SUN ROOM
- GARAGE

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

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Website www.marksandmann.co.uk

MARKS & MANN



Worcester Road, Ipswich

We are delighted to bring this well kept and well presented three bedroom home to the market for sale. The property is positioned in an ideal location close to schools and amenities.

Internally the property benefits from, on the ground floor: Porch, entrance hall, living room, kitchen/diner, conservatory and cloakroom. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the family bathroom. Externally the property benefits from off road parking plus a garage and also a garden to the rear aspect.

The property is being sold with no forward chain.

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

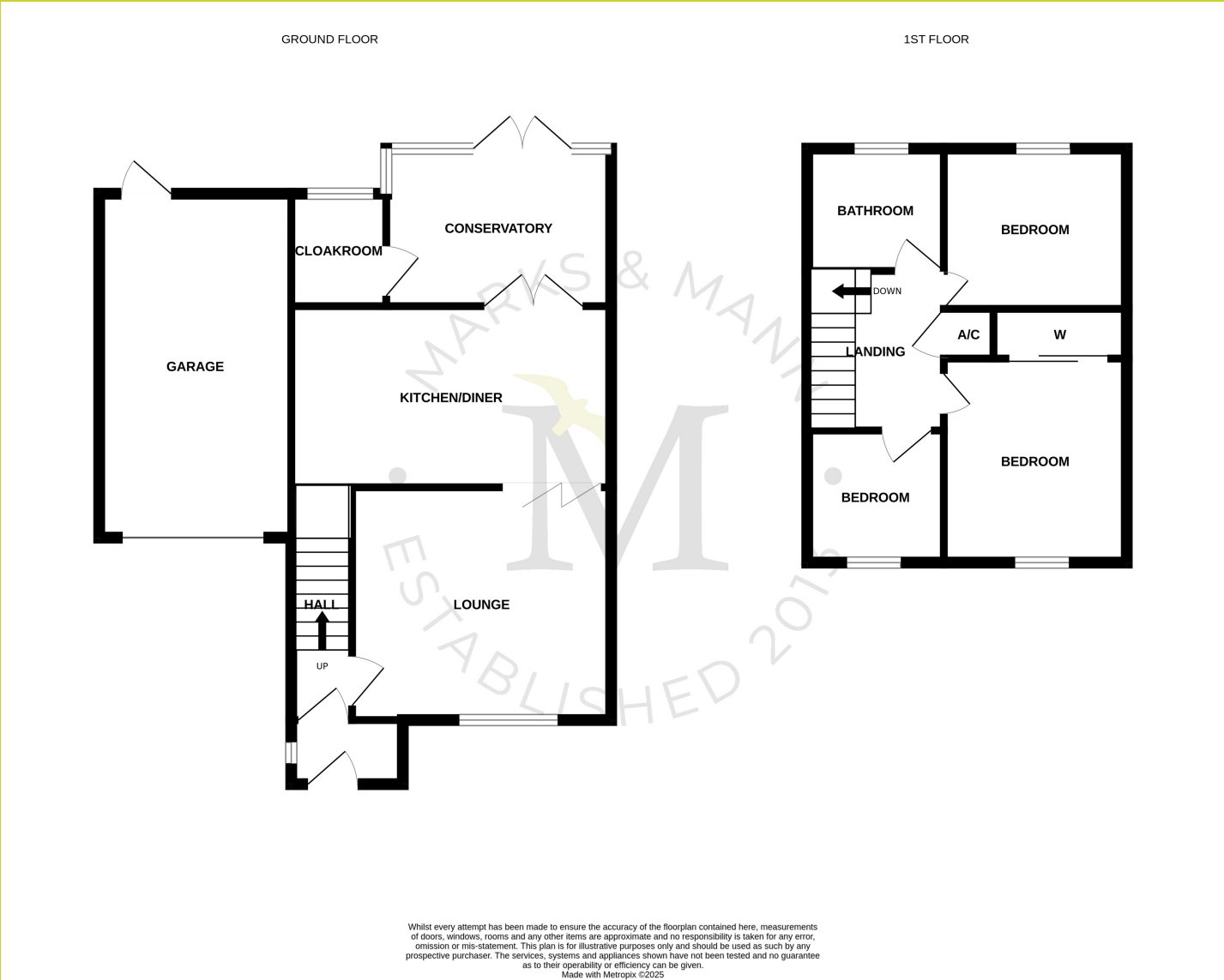
£280,000

Worcester Road, Ipswich

Porch	
Entrance door to front. Double glazed window to front. Door to:	
Hallway	
Double glazed window to side. Stairs leading to first floor. Radiator. Door to:	
Lounge	
4.85m x 3.80m (15' 11" x 12' 6") Double glazed window to front. Multi fuel burner beautiful surround. Radiator. door to:	
Dining Room	
2.69m x 2.22m (8' 10" x 7' 3") Double glazed french doors to rear. radiator.	
Kitchen	
2.62m x 2.54m (8' 7" x 8' 4") Double glazed window to rear. Range of eye level units. Range of base level units with cupboards and drawers. Sink and drainer unit with cupboards and drawers. Tiled splashback. Integrated double oven and induction hobs with extractor fan over. Space for fridge freezer and dishwasher.	
Sun Room	
3.67m x 2.91m (12' 0" x 9' 7") Double glazed window to sides and rear. Double glazed french doors to rear. Vertical radiator.	
Cloakroom	
Double glazed window to rear. Low level WC. Hand wash basin.	
Landing	
Double glazed window to side. Loft access. Airing cupboard. Doors to:	
Bedroom One	
3.83m x 2.77m (12' 7" x 9' 1") Double glazed window to front. fitted wardrobes. Radiator.	
Bedroom Two	
2.57m x 2.70m (8' 5" x 8' 10") Double glazed window to rear. Radiator.	
Bedroom Three	
2.00m x 1.98m (6' 7" x 6' 6") Double glazed window to front. Radiator.	

Family Bathroom	
Double glazed window to rear. Shower cubicle. Low level WC. Hand wash basin. Tiled splashback. Heated towel rail.	
Rear Garden	
South East facing. Patio area. Lawn. Wooden shed. Assortment of fruit trees.	
Garage	
5.16m x 2.92m (16' 11" x 9' 7") Power & Lighting. Up & Over door to front. Space for washing machine and fridge freezer.	
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 IP3 0RS as the point of destination.	
Important Information	
Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band B EPC rating: C	
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.	

Worcester Road, Ipswich



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

