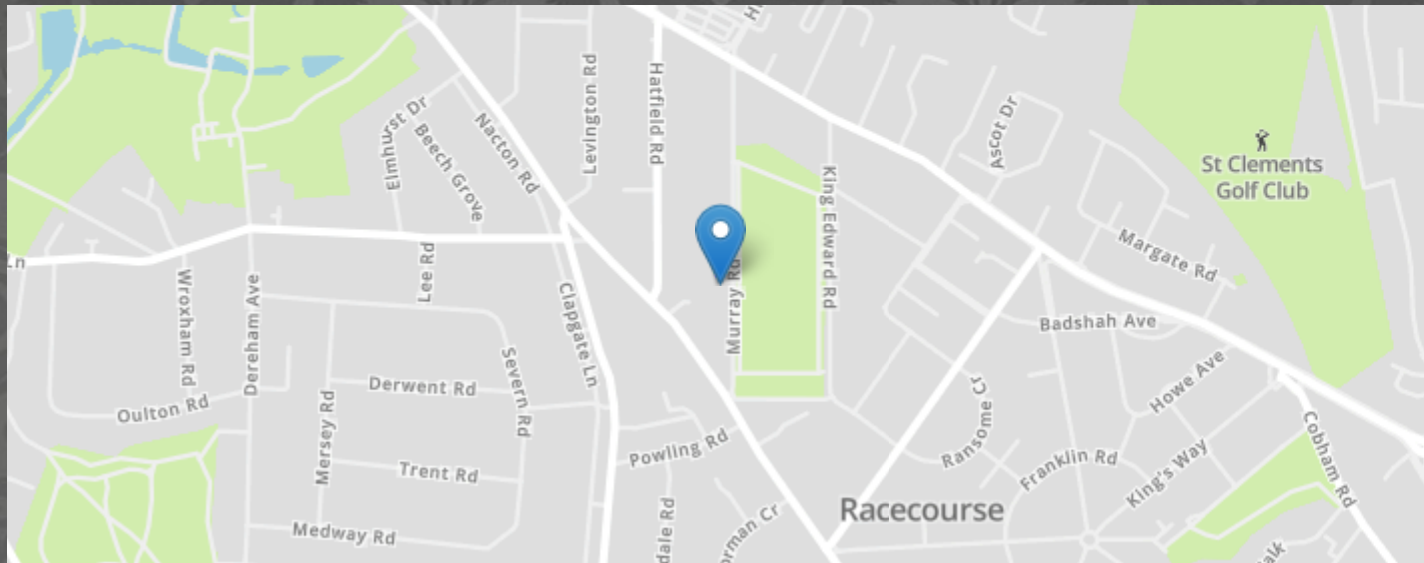


## Murray Road, Ipswich



- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- LOFT CONVERSION
- REFITTED KITCHEN/DINER
- WEST FACING ENCLOSED REAR GARDEN
- POPULAR EAST IPSWICH
- TWO RECEPTION ROOMS
- OFF ROAD PARKING & GARAGE
- GAS CENTRAL HEATING

# MARKS & MANN

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# MARKS & MANN



## Murray Road, Ipswich

Introduced to the market for sale is this spacious four bedroom semi detached house set over three floors. The property is positioned in an ideal location close to schools amenities and a stones throw away from Murray road park.

Internally the property benefits from, on the ground floor: Entrance hall, living room, dining room and kitchen/diner. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the bathroom. To the top floor: Bedroom one and cloakroom. Externally the property benefits from off road parking for multiple vehicles and garden to the rear aspect which benefits from lawn, patio, a garage utilised for storage and a metal shed.

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

**£325,000**



Murray Road, Ipswich

Front Garden	
Block paved driveway providing off road parking. Access to rear.	
Entrance Door	
Double glazed front entrance door with matching side panels leading to:	
Hallway	
Stairs leading to first floor. Under stairs storage cupboard. Wooden flooring. Coved ceiling. Radiator.	
Lounge	
3.94m x 3.71m (12' 11" x 12' 2") Double glazed window to front. Feature fireplace with wooden hearth and tiled surround with coal effect gas fire. Coved ceiling. Radiator.	
Dining Room	
3.65m x 3.00m (12' 0" x 9' 10") Double glazed window to side. Patio doors to rear garden. Wooden flooring. Coved ceiling. Radiator.	
Kitchen/Breakfast Room	
7.15m x 3.03m (23' 5" x 9' 11") Double glazed windows to side and rear. Skylight. Door to side. Range of eye level units with cupboards. Range of base level units with cupboards, drawers, worktops and upstands. Breakfast bar. Single sink drainer unit with mixer tap. Plumbing for washing machine and dishwasher. Space for range cooker with extractor hood over. Vertical radiator. Tiled flooring.	
Landing	
Double glazed window to side. Stairs leading to second floor. Doors to:	
Bedroom Two	
3.63m x 3.61m (11' 11" x 11' 10") Double glazed window to front. Built in airing cupboard housing gas fired boiler. Radiator.	
Bedroom Three	
3.76m x 3.68m (12' 4" x 12' 1") Double glazed window to rear. Radiator.	
Bedroom Four	
2.44m x 2.06m (8' 0" x 6' 9") Double glazed window to front. Radiator.	
Shower Room	
Double glazed window to rear. Walk in shower. Low-Level WC. Pedestal wash hand basin. Part tiled walls. Radiator.	

Second Floor Landing	
Velux window. Doors to:	
WC	
Velux window. Low-Level WC. Wash hand basin.	
Bedroom One	
4.42m x 4.39m (14' 6" x 14' 5" ) Velux windows. Double glazed window to rear. Built in cupboard. Spotlights. Radiator.	
Rear Garden	
Fencing to boundaries. Laid to lawn. Shrubs and plants. Decking and patio area. Outside tap. Shed.	
Garage	
4.97m x 2.50m (16' 4" x 8' 2") Window and door to side. Double doors to front. Light and power connected.	
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.	
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.	
Useful Information	
Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit: <a href="http://www.rightmove.co.uk/broadband-speed-in-my-area">www.rightmove.co.uk/broadband-speed-in-my-area</a> for this information.	
School Admissions	
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.	
Council Tax Band	
At the time of instruction the council tax band for this property is Band C.	

Murray Road, Ipswich



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

