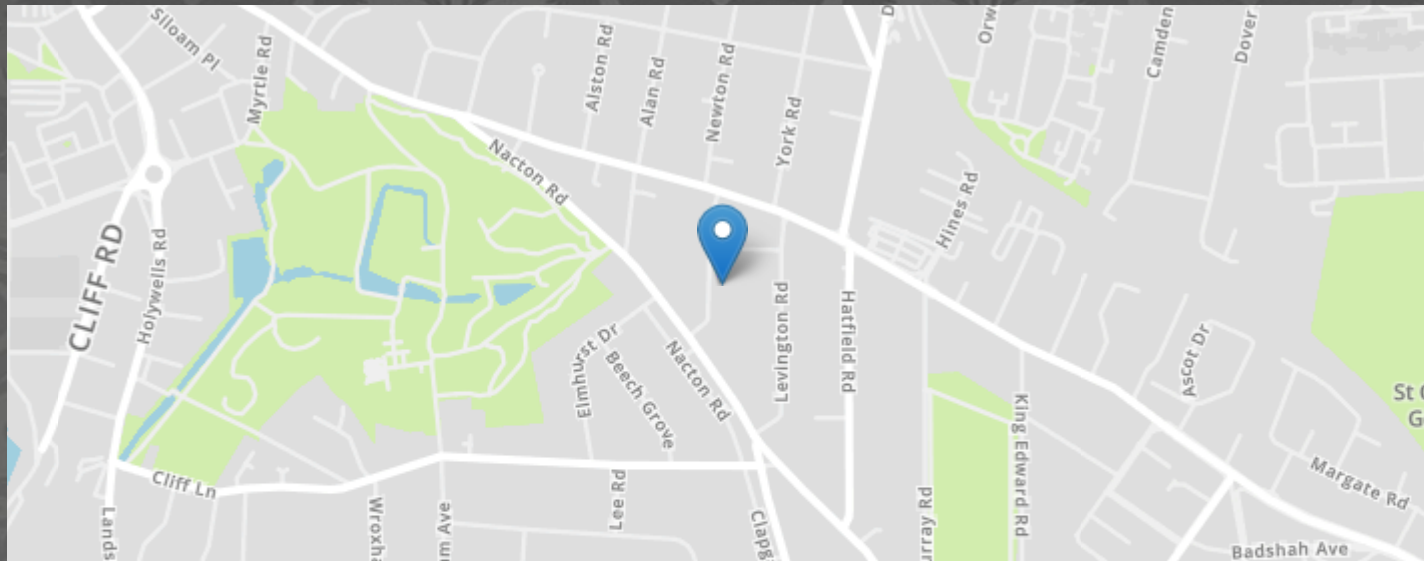


Salisbury Road, Ipswich



- GAS CENTRAL HEATING
- GOOD SIZE REAR GARDEN
- BUILT-IN ELECTRIC OVEN AND HOB
- CLOSE TO LOCAL AMENITIES
- TWO RECEPTION ROOMS
- DOUBLE GLAZED
- RECENTLY DECORATED THROUGHOUT
- EASY ACCESS TO TOWN CENTRE
- NO CHAIN
- THREE BEDROOM

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Salisbury Road, Ipswich

We are pleased to offer this well kept and well presented three bedroom semi-detached property which has been decorated throughout. The property is situated on the East side of Ipswich and is conveniently positioned close to amenities and schools.

Internally the property benefits from, on the ground floor: Living room, dining room, kitchen and bathroom. To the first floor: Bedroom one, bedroom two with third bedroom /Office/ Dressing room. Externally the property benefits from paved garden space to the front aspect and a garden to the rear.

The property is being sold with no forward chain.

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

£210,000

Salisbury Road, Ipswich

Living Room

3.43m x 3.37m (11' 3" x 11' 1")
Electric fireplace, double glazed window to front aspect. Door to dining room with stairs rising to the first floor between the two rooms.

Dining Room

3.64m x 3.43m (11' 11" x 11' 3")
Second middle room, double glazed window to rear aspect, electric fireplace, radiator.

Kitchen

2.72m x 2.13m (8' 11" x 7' 0")
Door to side aspect, radiator, double glazed window to side aspect, sink with draining board, range of built in cupboards, built in electric oven and hob. Door to outside. Rear lobby providing access to the bathroom.

Bathroom

Bath with shower over, double glazed window to rear aspect, hand wash basin, low level WC, heated towel rail.

Bedroom two

3.43m x 3.41m (11' 3" x 11' 2")
Built-in cupboard, double glazed window to front aspect, radiator, loft hatch.

Bedroom one

3.64m x 3.43m (11' 11" x 11' 3")
Double glazed window to rear aspect, radiator, built in wardrobe.

Bedroom three/Office/ Dressing Room

2.68m x 2.13m (8' 10" x 7' 0")
Double glazed window to rear aspect, radiator. (Access bedroom three through bedroom two).

Outside

The front garden is mainly block paved and enclosed by a brick wall.

The rear garden benefits from two sheds, lawn, patio and side access.

Location

The property is located to the east side of Ipswich and offers easy access to the town centre and Waterfront. The area is well served by a local parade of shops on Felixstowe Road.

Directions

Using a SatNav please use IP3 0NP as the point of destination.

Important Information

Tenure - Freehold
Services - we understand that mains electricity, water and drainage are connected to the property.
Council Tax B
EPC rating - E

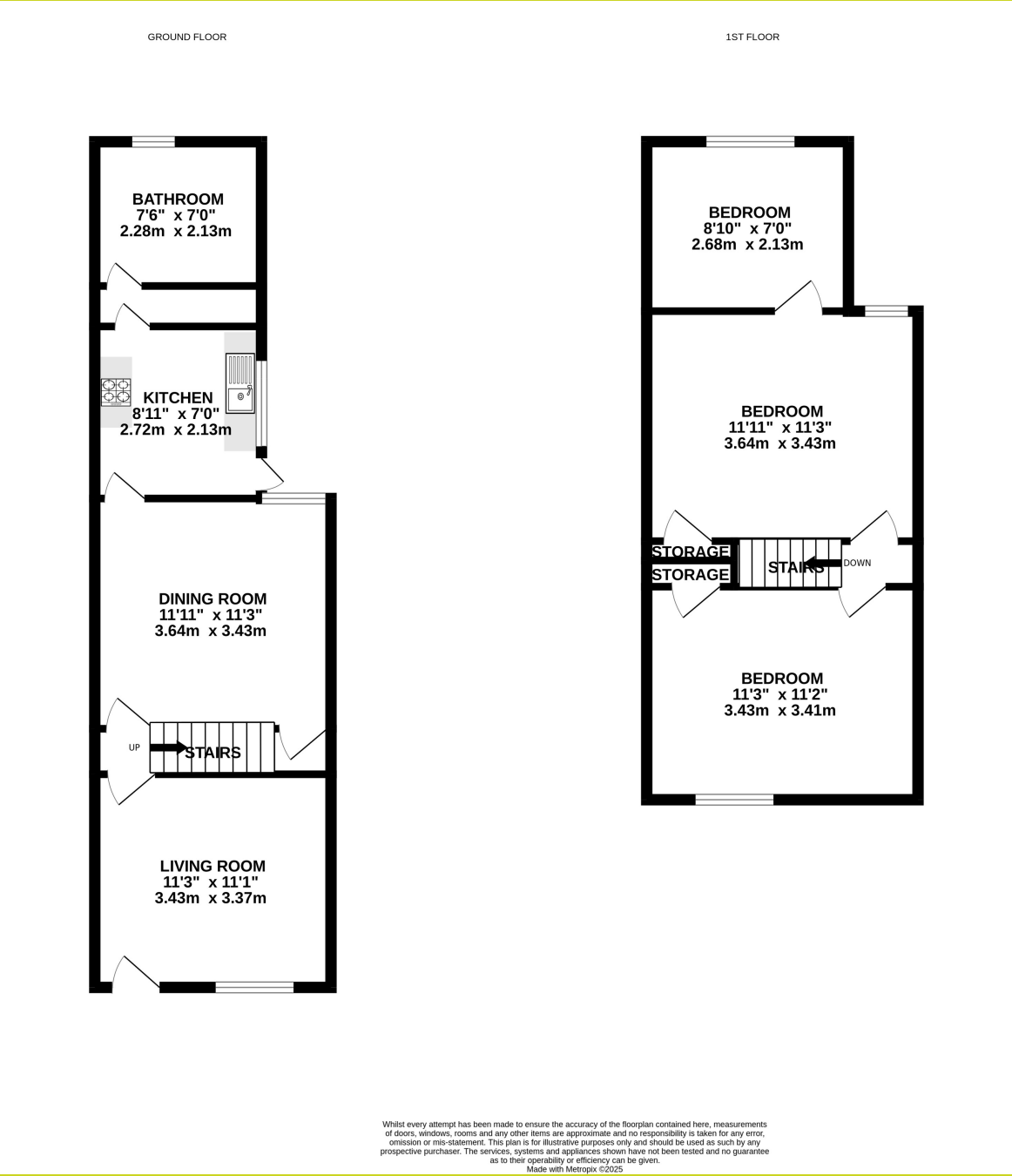
Disclaimer

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.

Salisbury Road, Ipswich



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

