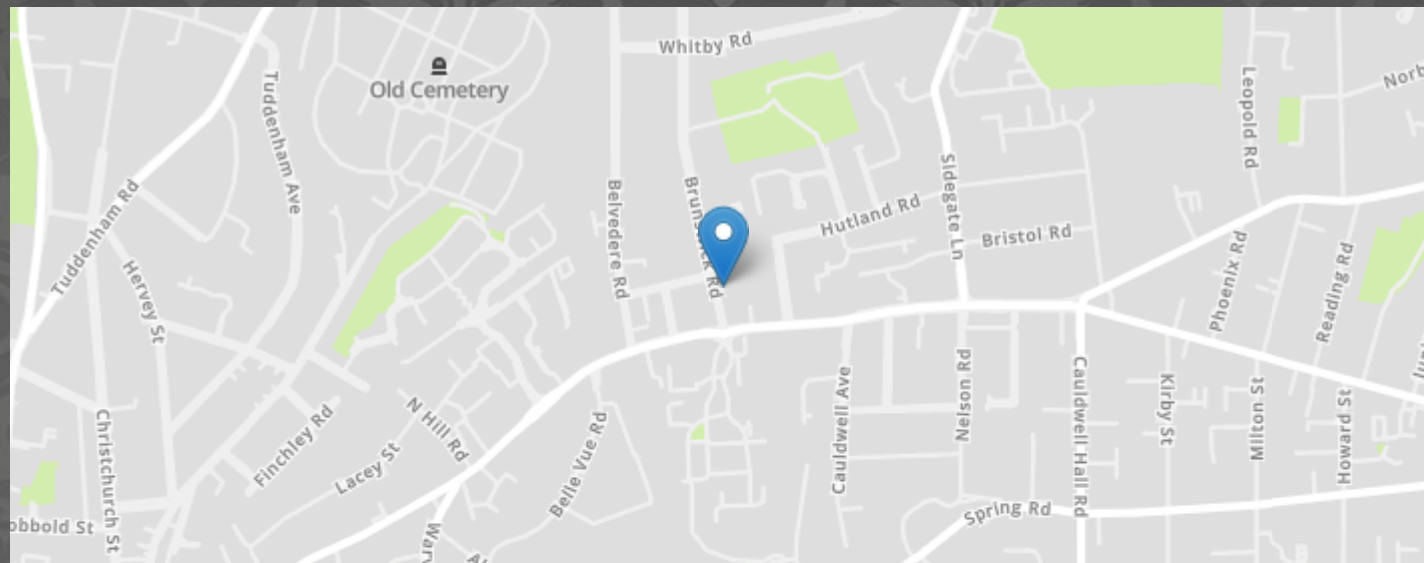


Brunswick Road, Ipswich



- TWO BEDROOM MID TERRACE HOUSE IN EAST IPSWICH
- FRONT AND REAR GARDENS
- DOUBLE GLAZED WINDOWS & GAS HEATING VIA RADIATORS
- NORTHGATE SCHOOL CATCHMENT AREA

- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- EXCELLENT CONDITION THROUGHOUT
- WELL KEPT AND WELL PRESENTED

MARKS & MANN

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

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contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Brunswick Road, Ipswich

Marks and Mann Estate Agents are delighted to offer this TWO BEDROOM TERRACE HOUSE situated in East Ipswich within the Northgate catchment area. This property benefits from two reception rooms, a kitchen, lounge, dining room, ground floor bathroom, front and rear gardens, gas heating via radiators and double glazed windows. In the valuer's opinion this property is in excellent condition throughout and early viewing is highly recommended.

£200,000

Brunswick Road, Ipswich

Front Garden

Picket fence to front and side. Shingle area.

Entrance Door

Double glazed door leading to

Dining Room

10' 8" x 10' 8" (3.26m x 3.26m)
Radiator. Double glazed window to front. Under stair cupboard.

Lounge

10' 7" x 10' 9" (3.22m x 3.27m)
Radiator. Double glazed window to rear. Stairs leading to first floor.

Kitchen

8' 2" x 6' 4" (2.49m x 1.93m)
Double glazed window to side. Range of wall mounted units. Range of floor mounted units with drawers. One and a quarter single drainer sink unit with mixer tap. Tiled splash back. Space for washing machine, fridge/freezer and cooker.

Rear Lobby

Double glazed door to side.

Bathroom

5' 9" x 5' 8" (1.74m x 1.72m)
Double glazed window to side. Shower cubicle. Tiled splash back. Low level WC. Pedestal wash basin. Heated towel rail. Tiled flooring.

Bedroom One

10' 9" x 11' 1" (3.27m x 3.37m)
Radiator. Double glazed window to rear. Built in cupboards.

Bedroom Two

10' 8" x 10' 8" (3.26m x 3.26m)
Radiator. Double glazed window to front. Built in cupboards. Airing cupboard.

Rear Garden

Panel fencing to side and rear. Patio area. Shed. Rear access. Shingle area.

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 IP4 4BL 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 A.
EPC rating: TBC

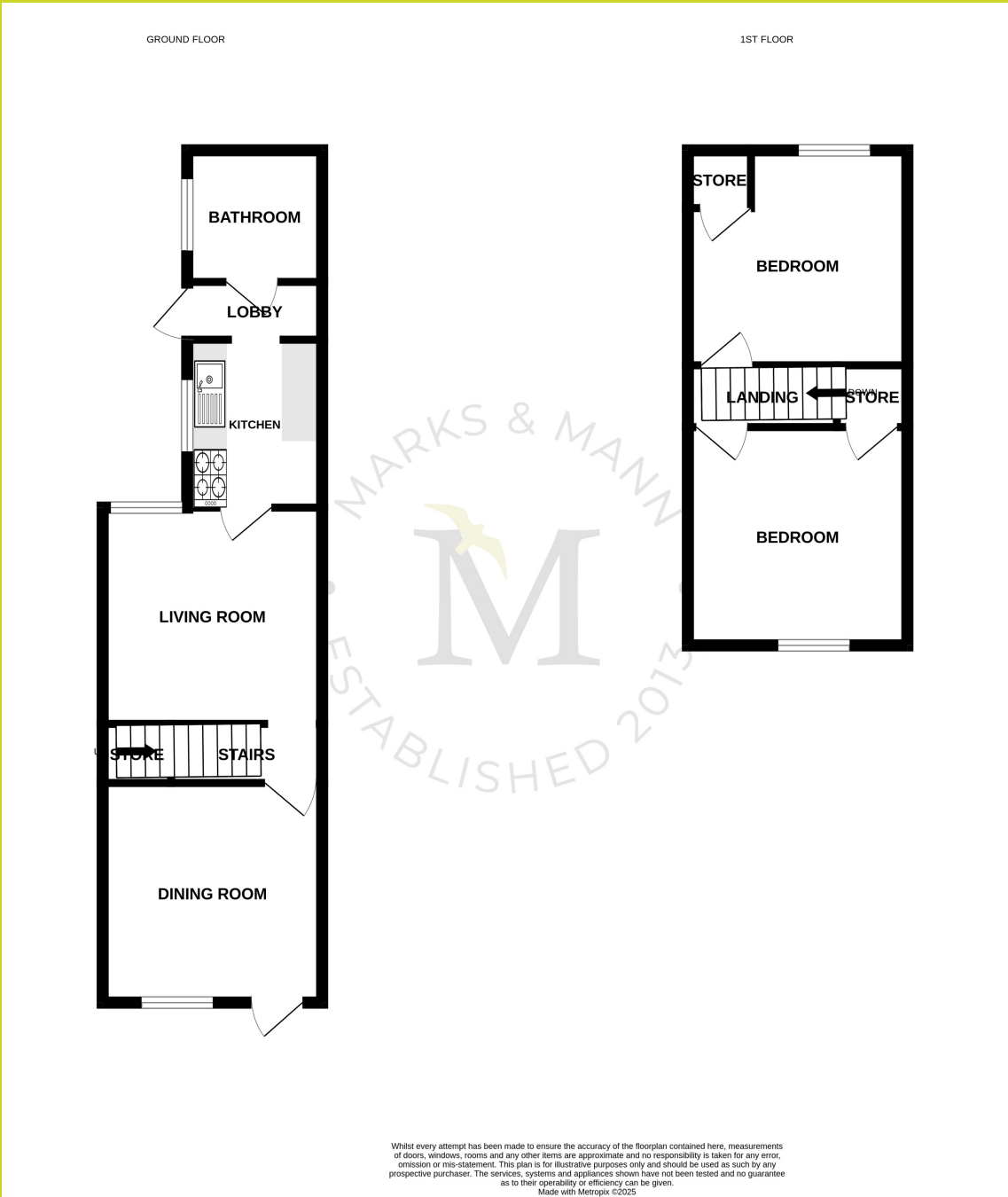
Disclaimer

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 A.

Brunswick Road, Ipswich



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

