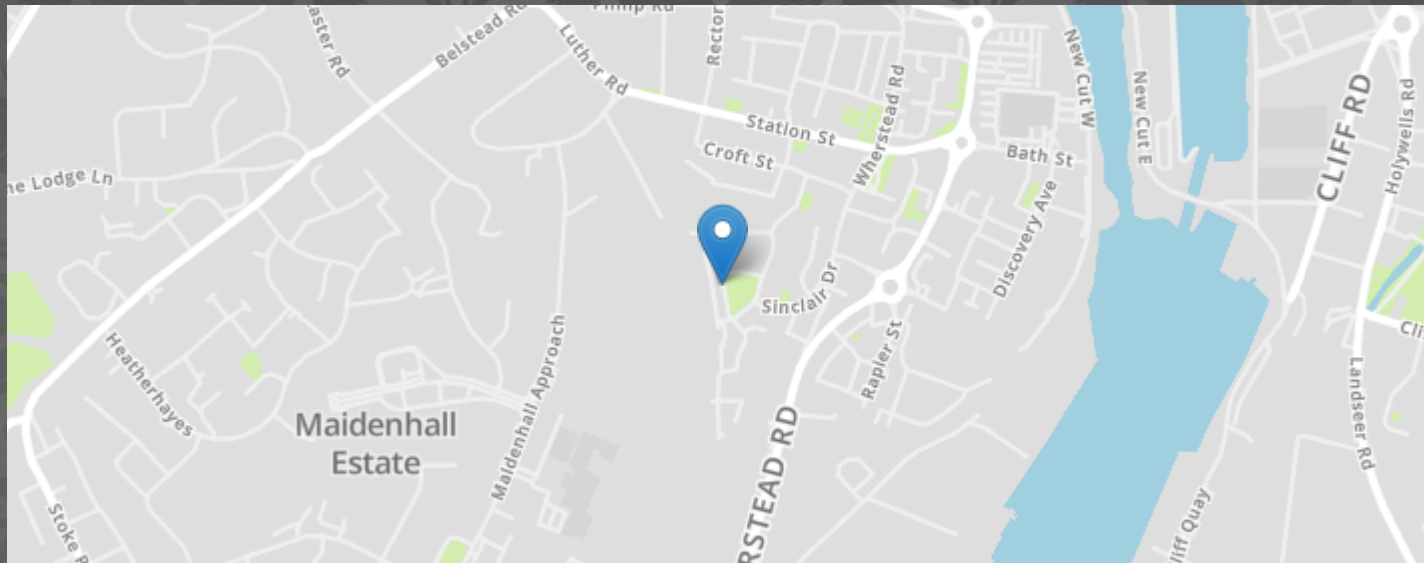


## Bruff Road, Ipswich



- NO CHAIN ONWARD
- DOUBLE GLAZED WINDOWS
- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- SECOND FLOOR
- GAS CENTRAL HEATING
- OVER LOOKS THE GREEN
- VIEWING HIGHLY ADVISED!!!

# MARKS & MANN

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# MARKS & MANN



## Bruff Road, Ipswich

Located in the south of Ipswich is this TWO BEDROOM SECOND FLOOR FLAT offered for sale with NO ONWARD CHAIN.

This accommodation comprises of entrance hallway, kitchen, lounge/dining room, bathroom, benefits include double glazed windows, gas central heating, one off road parking space and has easy access to the A14.

The property is an ideal first time purchase or investment opportunity and early viewing is highly recommended to avoid disappointment

**£130,000**



Bruff Road, Ipswich

Secure Entry System

Communal entrance door to entrance hall with stairs to second floor.

Entrance Hall

Two built in cupboards, Telephone for entry, Radiator.

Bedroom Two

2.29m x 3.50m (7' 6" x 11' 6") Double glazed window to rear, Radiator.

Bedroom One

3.02m x 3.99m (9' 11" x 13' 1") Two double glazed window to front, Built in wardrobe, Radiator.

Bathroom

Double glazed window to rear, Part tiled, Low level W.C. Pedestal hand wash basin, Bath with shower above and shower screen, Radiator.

Lounge / Dinner

3.61m x 4.18m (11' 10" x 13' 9") Double glazed window to front, Radiator.

Kitchen

2.20m x 2.79m (7' 3" x 9' 2") Double glazed window to rear, Stainless steel sink unit and drainer with mixer tap, A range of wall and base fitted units with cupboards and drawers. Plumbing for washing machine, Space for fridge/freezer, Built in oven, Four gas ring hob with extractor hood, Laminate work surfaces, Part tiled.

Outside

To the rear of the property is one allocated parking space together with visitors parking, Bin store, Lockable bike shed.

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.

School Admissions

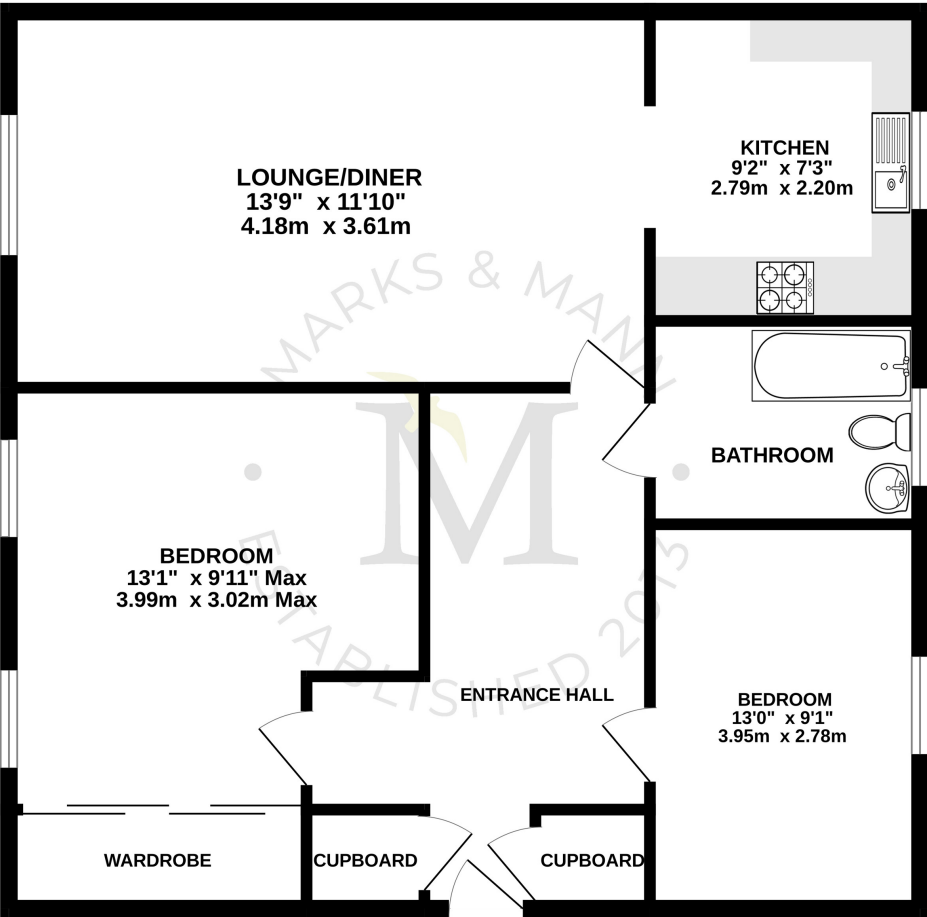
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Council Tax Band

At the time of instruction the council tax band for this property is band A.

Bruff Road, Ipswich

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

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

