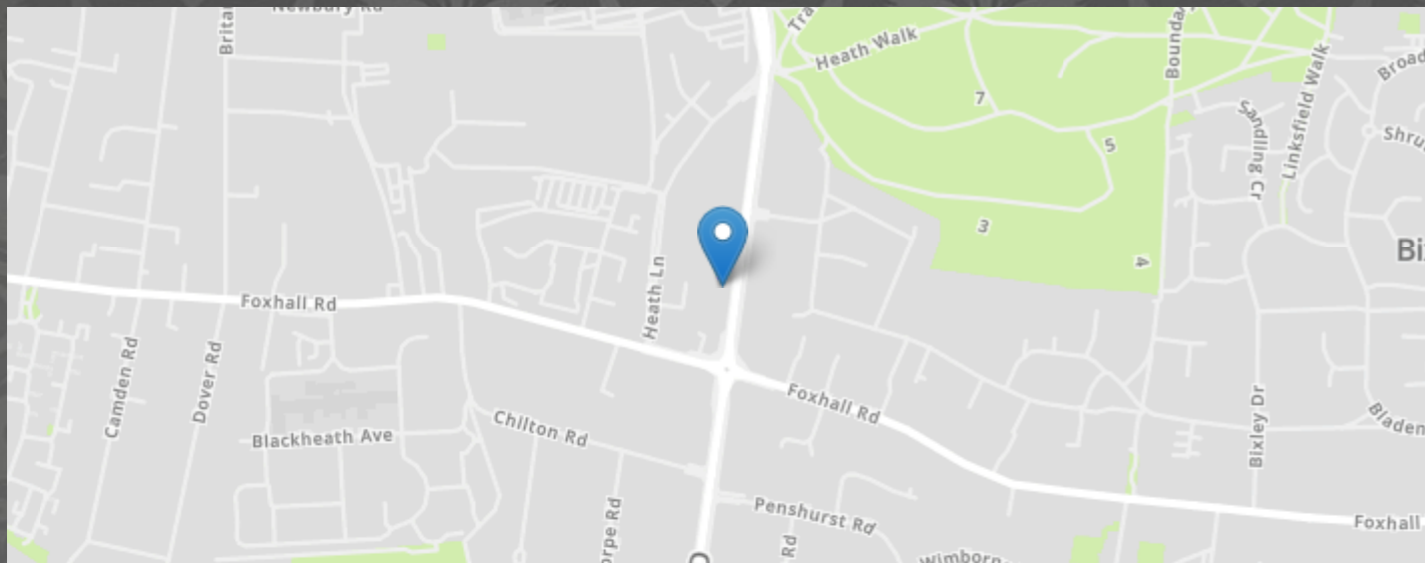


Heath Road, Ipswich



- EXTENDED THREE BEDROOM SEMI-DETACHED
- GAS CENTRAL HEATING
- LOUNGE
- GARAGE CONVERTED TO WORK SPACE/OFFICE

- DOUBLE GLAZED WINDOWS & DOORS
- OFF ROAD PARKING FOR 4/5 CARS
- DINING ROOM

MARKS & MANN



Heath Road, Ipswich

This EXTENDED THREE BEDROOM SEMI DETACHED HOUSE located in the popular east of Ipswich. The property benefits from driveway providing off road parking for 4/5 cars, Entrance hall, Lounge, Dining room, kitchen, Gas heating via radiators, double glazed windows and enclosed rear garden.

In the valuer's opinion this is a well presented property and early viewing is advised.

£340,000

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

Heath Road, Ipswich

Front

Tarmac drive way providing off road parking for 4/5 cars.

Storm Porch

Tiled floor.

Entrance Hall

Double glazed window to side, Stairs to first floor, Under stairs cupboard, with double glazed window to side, Laminate flooring, Radiator.

Dining Room

3.95m x 4.20m (13' 0" x 13' 9") Double glazed bay window to front, Coving, Gas fire place, Picture rail. Radiator.

Lounge

3.36m x 6.39m (11' 0" x 21' 0") Double glazed patio door to rear, Picture rail, two radiators.

Kitchen

3.03m x 5.34m (9' 11" x 17' 6") Double glazed window to side and rear, Door to rear, Range of eye level and base level units with cupboards and drawers. Stainless steel sink and drainer unit with mixer tap over. Laminated worktop with up stands, Gas hob with extractor hood, Eye level double oven, Plumbing for washing machine, Built in dishwasher, Wine rack, Radiator.

Landing

Double glazed window to side.

Bedroom One

3.45m x 4.30m (11' 4" x 14' 1") Double glazed bay window to front, Radiator.

Bedroom Two

3.69m x 3.93m (12' 1" x 12' 11") Double glazed window to rear, Radiator.

Bedroom Three

2.34m x 2.49m (7' 8" x 8' 2") Double glazed window to front, Laminate Flooring, Radiator.

Bathroom

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

Garage

2.30m x 4.53m (7' 7" x 14' 10") Garage currently has been converted into a work space/office with up and over door, Window to rear, Power and light connected.

rear Garden

Laid to lawn, Tree's, Shrubs, Path way, Patio area, Bark area, Side gate leading to driveway.

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.



Heath Road, Ipswich

School Admissions

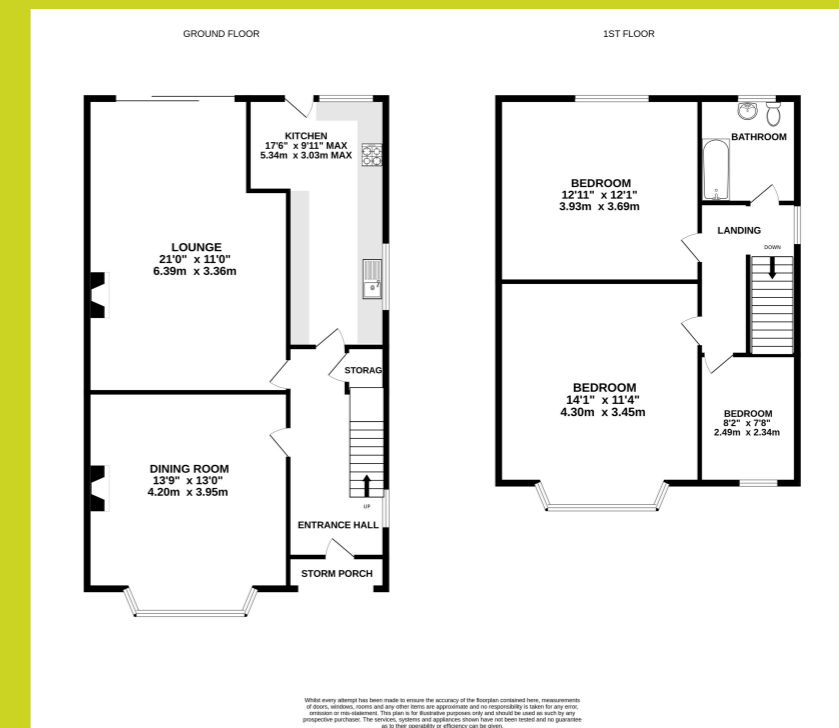
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

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 instruction the council tax band for this property is Band C.



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