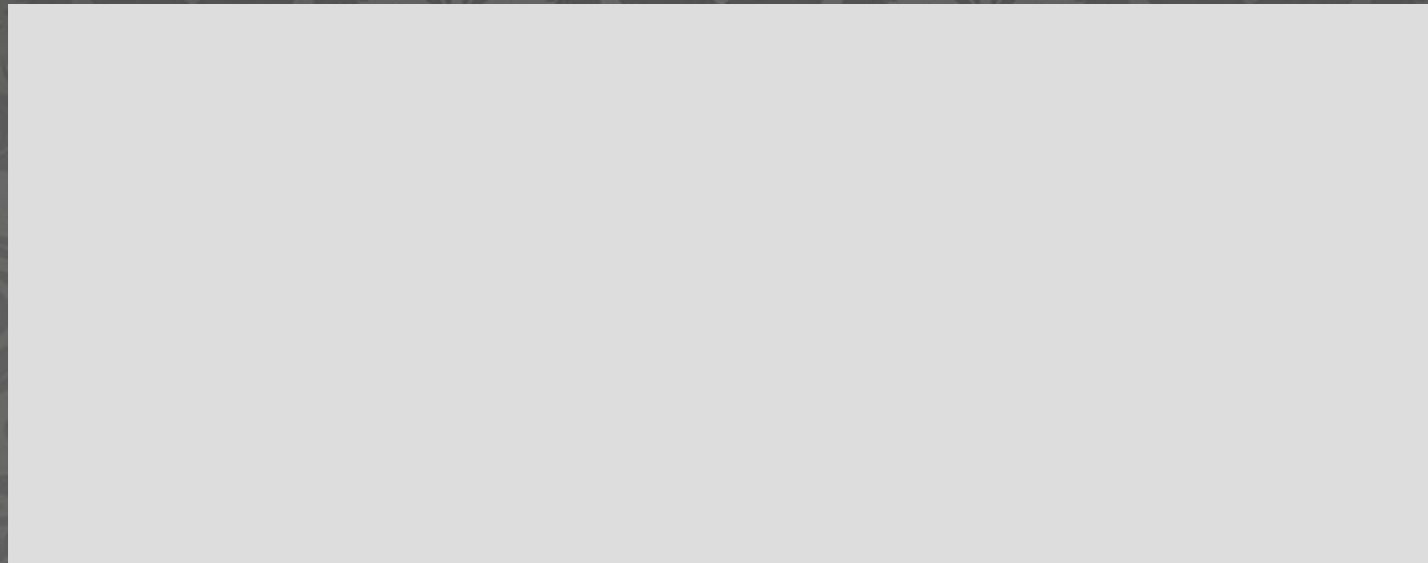


Foxburrow Road, Ipswich,



MARKS & MANN



- TWO DOUBLE BEDROOMS
- TWO ALLOCATED PARKING SPACES
- GROUND FLOOR APARTMENT
- DOUBLE GLAZED WINDOWS AND DOORS
- IDEAL LOCATION
- OPEN PLAN LIVING/KITCHEN AREA
- EASY ACCESS TO A12/14
- INTEGRATED APPLIANCES
- WELL PRESENTED THROUGHOUT
- CLOSE TO AMENITIES

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk



Foxburrow Road, Ipswich,

We are pleased to offer for sale this well presented two bedroom ground floor flat, situated on the Wolsey Grange Development on the western edge of Ipswich, within easy access of the A12/A14.

Internally the benefits from: living/dining area, kitchen area, bedroom one, bedroom two and bathroom. Externally the property benefits from two allocated parking spaces.

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

£180,000

Foxburrow Road, Ipswich,

Foxburrow Road, Ipswich,

Entrance Hall

Double glazed window to rear aspect, storage cupboard, radiator, boiler housing.

Bathroom

Bath with shower over, hand wash basin, low level WC, heated towel rail.

Living/Kitchen Room

6' 9" x 16' 7" (2.06m x 5.05m) Kitchen Area
17' 3" x 12' 9" (5.26m x 3.89m) Living Area

Open plan living/ kitchen space. Sink drainer board, integrated oven and hob, double glazed window to rear aspect, French doors to front aspect with Juliet balcony.

Bedroom One

17' 3" x 10' 7" (5.26m x 3.23m)
Radiator, double glazed window to front aspect.

Bedroom Two

17' 3" x 7' 5" (5.26m x 2.26m)
Radiator, double glazed window to front aspect.

Outside

Allocated parking for two vehicles.

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 Sat | Nav, please use IP8 3FZ as the point of destination.

Important Information

Tenure - Leasehold
Services - we understand that, electricity, water and drainage are connected to the property.
Council Tax Band: A
EPC Rating: B

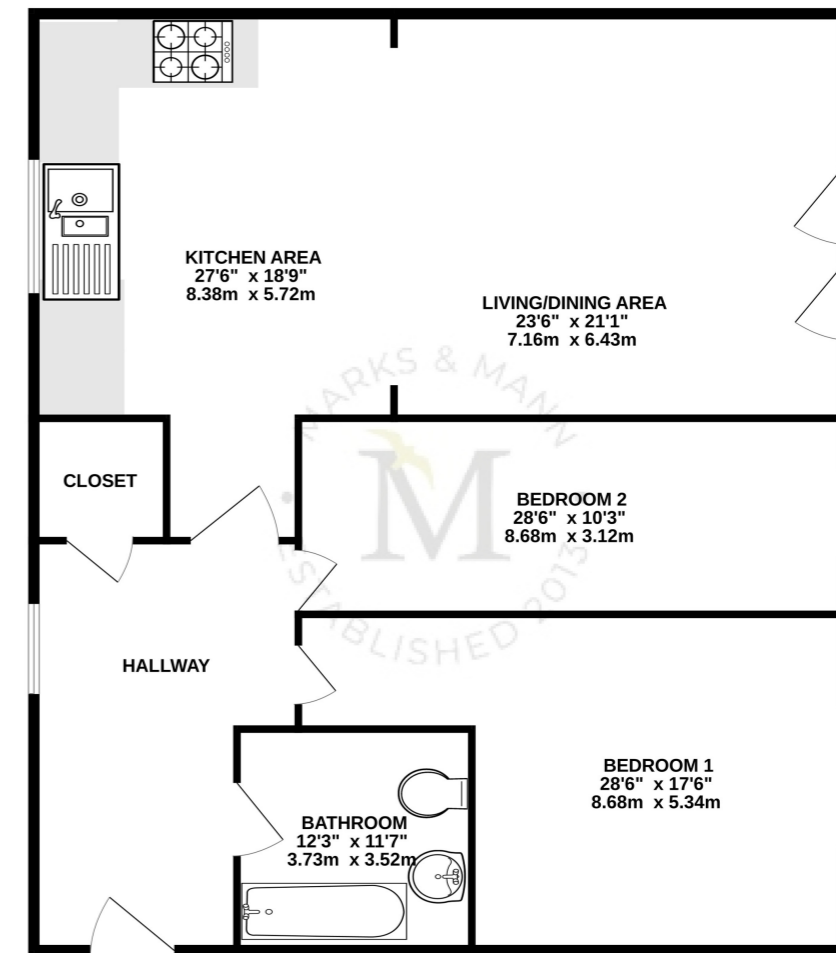
Disclaimer

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.

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 62026



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	