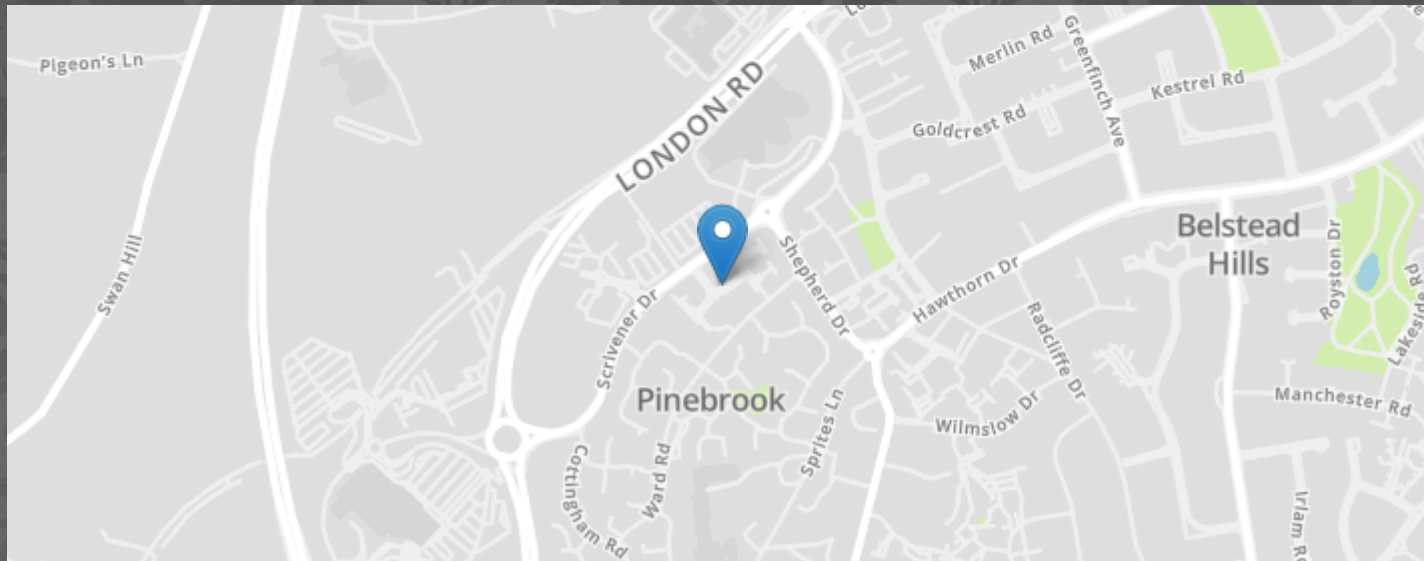


## Broad Meadow, Ipswich



- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- DOUBLE GLAZED
- TWO DOUBLE BEDROOMS
- NO FORWARD CHAIN
- GARDEN
- GAS CENTRAL HEATING
- IDEAL LOCATION

# MARKS & MANN

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

01473 396 296

[contactipswich@marksandmann.co.uk](mailto:contactipswich@marksandmann.co.uk)

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## Broad Meadow, Ipswich

We are pleased to bring this two bedroom semi detached home to the market for sale. Position in an ideal location the property sits close to amenities, schools, college and gives easy access to the A12/A14.

Internally the property benefits from, on the ground floor: Kitchen, dining room/reception and living room. To the first floor: Landing, bedroom one, bedroom two and the bathroom. Externally the property benefits from off road parking for multiple vehicles and a garden to the rear aspect.

The property is being sold with no forward chain.

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

**£260,000**



Broad Meadow, Ipswich

**Kitchen**

2.91m x 3.09m (9' 7" x 10' 2")  
Sink/draining board, double glazed window to front aspect, radiator, integrated cooker, extractor, hob.

**Dining room/reception room**

2.38m x 4.98m (7' 10" x 16' 4")  
Double glazed window to front aspect, radiator, under stair storage.

**Living room**

5.51m x 4.98m (18' 1" x 16' 4")  
French doors to rear aspect, double glazed window to rear aspect, radiator.

**Landing**

**Bedroom one**

5.51m x 3.08m (18' 1" x 10' 1")  
Double glazed window/S x2 to rear aspect, radiator x2, ceiling spot lights.

**Bedroom two**

2.86m x 3.64m (9' 5" x 11' 11")  
Double glazed window to front aspect, radiator.

**Bathroom**

Double glazed window to front aspect, bath with shower over, low level WC, basin, cupboard/boiler housing, radiator.

**Garden**

Patio, lawn, garden shed.

**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 IP8 3SP 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 C.  
EPC rating: C

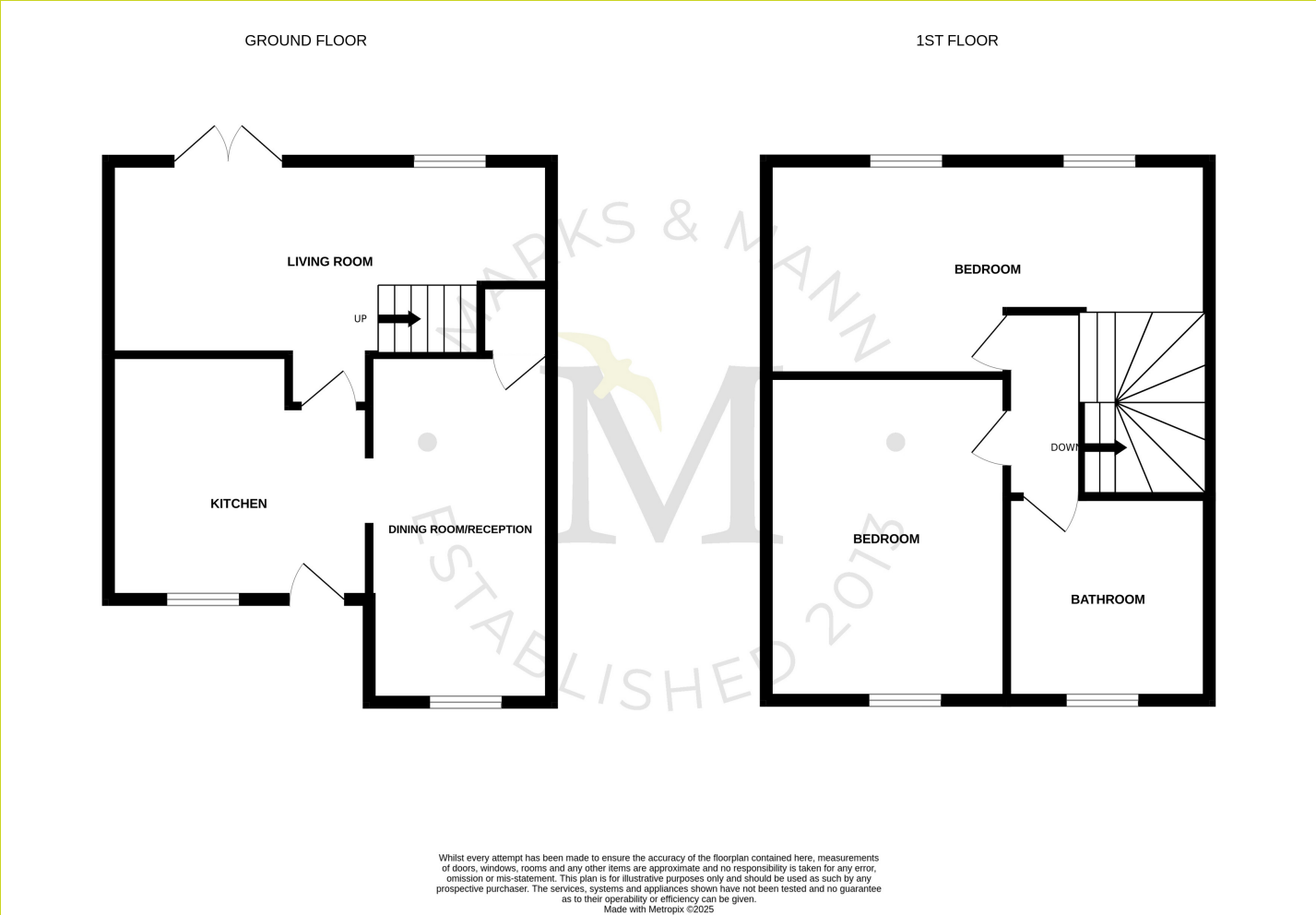
**Disclaimer**

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 C.

Broad Meadow, Ipswich



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

