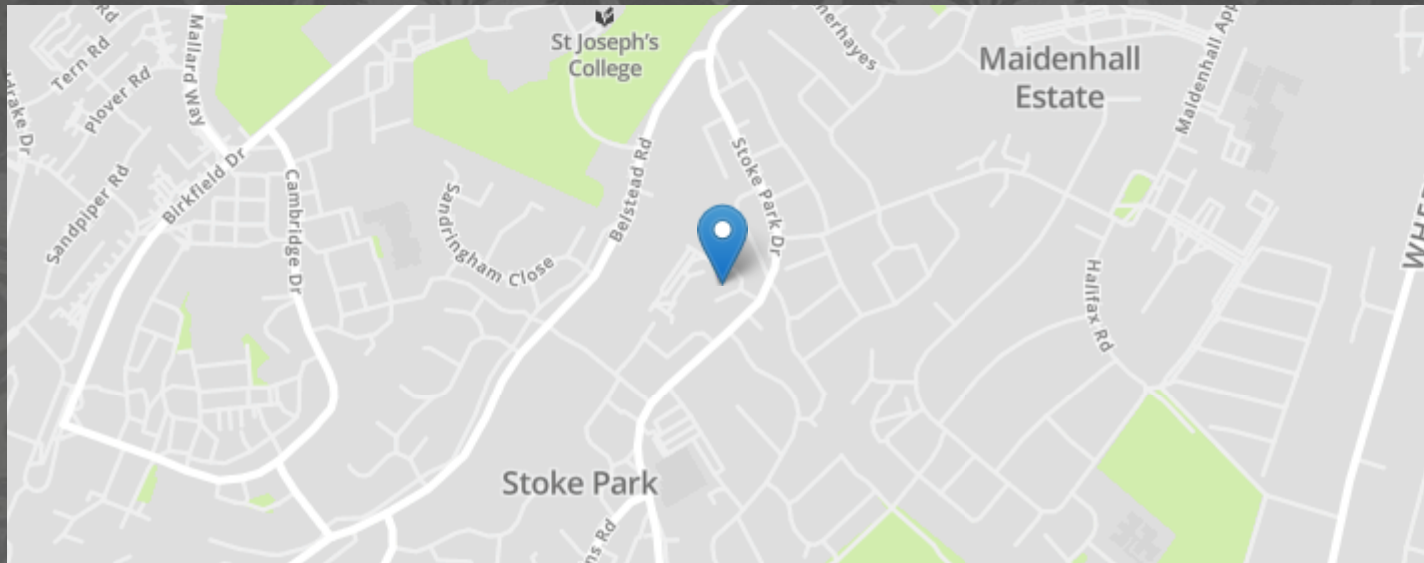


## Evesham Close, Ipswich



- OFF ROAD PARKING
- CLOSE TO AMENITIES
- GAS CENTRAL HEATING
- THREE BEDROOMS
- IDEAL LOCATION
- DOUBLE GLAZING
- GARDEN
- DETACHED

# MARKS & MANN

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

# MARKS & MANN



## Evesham Close, Ipswich

We are pleased to be marketing this spacious three bedroom detached bungalow. The property is nestled on a quiet close and is positioned in an ideal location close to amenities and bus routes.

Internally the property benefits from, entrance hall, cloakroom, kitchen, living room/dining area, inner hall, bedroom one, bedroom two, bedroom three and the bathroom. Externally the property benefits from off road parking for multiple vehicles to the front aspect plus a garage and also a garden to the rear aspect which features patio space and lawn.

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

**£325,000**



Evesham Close, Ipswich

Entrance hall

Front door, radiator.

Living room/dining area

3.462m x 7.030m (11' 4" x 23' 1")  
Double glazed window to front aspect, radiator x2.

Kitchen

3.341m x 2.993m (11' 0" x 9' 10")  
Double glazed window to side aspect, door to side aspect, sink/draining board, extractor, radiator, boiler, integrated oven, hob.

Cloakroom

Low level WC, basin, double glazed window to side aspect, radiator.

Bedroom one

3.012m x 5.047m (9' 11" x 16' 7")  
Double glazed window to rear aspect, radiator.

Bedroom two

3.638m x 3.282m (11' 11" x 10' 9")  
Double glazed window to rear aspect, door to rear aspect, radiator.

Bedroom three

2.600m x 2.435m (8' 6" x 8' 0")  
Double glazed window to side aspect, radiator.

Bathroom

Low level WC, double glazed window to side aspect, basin, shower cubicle.

Garden

Lawn, patio

Outside

Paved space to the front aspect with inset flower bed, off road parking plus a garage, garden to the rear which features patio space and lawn.

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.

Important information

Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band D.  
EPC rating: TBC

Directions

Using a SatNav, please use IP2 9DH as the point of destination.

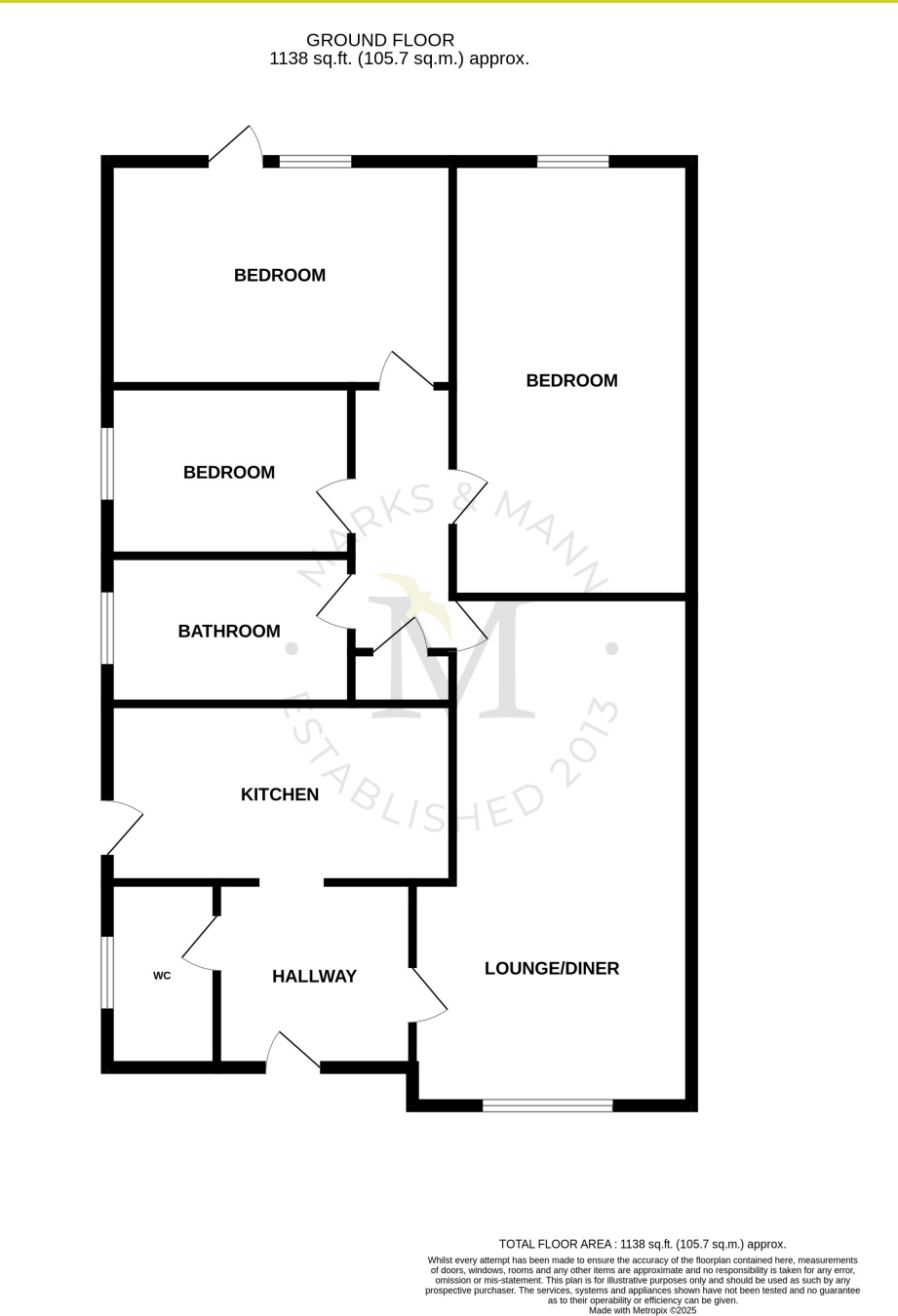
Disclaimer

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 D.

Evesham Close, Ipswich



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

