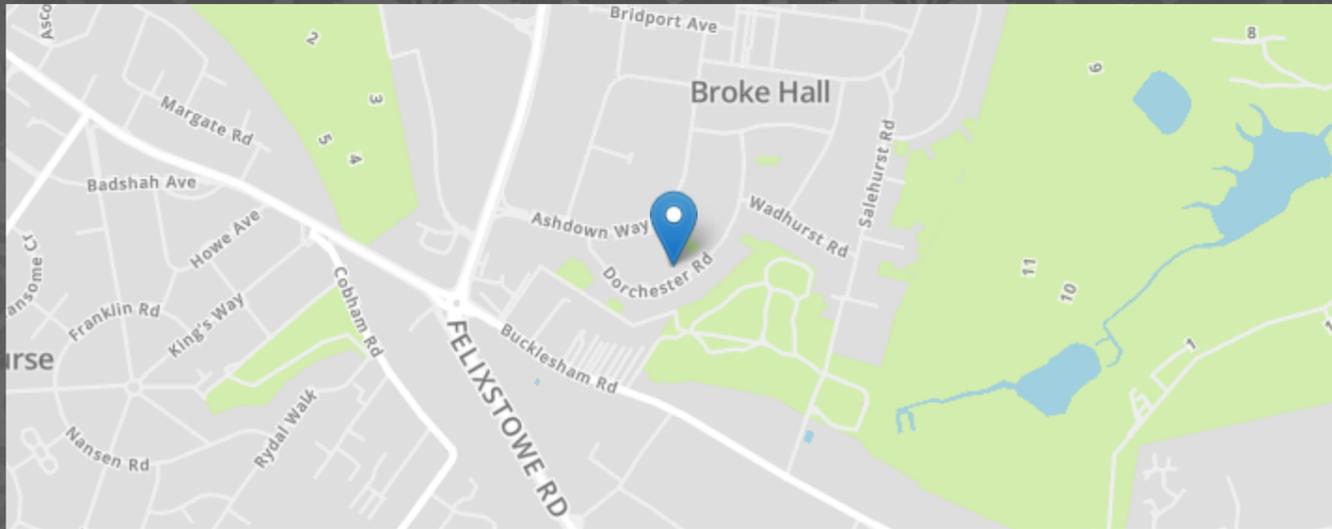


## Dorchester Road, Ipswich



- **THREE BEDROOMS**
- **GARAGE**
- **CONSERVATORY**
- **DOUBLE GLAZED WINDOWS**
- **CLOSE TO LOCAL AMENITIES**

- **SEMI-DETACHED BUNGALOW**
- **OFF ROAD PARKING FOR TWO VEHICLES**
- **GAS CENTRAL HEATING**
- **TWO RECEPTION ROOMS**
- **POPULAR BROKE HALL DEVELOPMENT**

# MARKS & MANN

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

# MARKS & MANN



## Dorchester Road, Ipswich

Introduced to the market for sale, is this three bedroom semi-detached bungalow, situated on the popular Broke Hall Estate, close to local shops and amenities.

Internally the property benefits from: Entrance porch, entrance hall, bedroom one, bedroom two, bedroom three, shower room, kitchen, side porch/utility room, dining room, living room and conservatory. Externally the property benefits from a front garden with low raised flower beds. There is a garage with off road parking for two vehicles, and a rear garden mainly laid to lawn with patio area.

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

**£325,000**

# Dorchester Road, Ipswich

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## Entrance Porch

Front door, door glazed window to side aspect.

## Entrance Hall

Radiator, storage cupboard.

## Bedroom One

3.30m x 3.28m (10' 10" x 10' 9")  
Double glazed window to front aspect, radiator, fitted wardrobe unit.

## Bedroom Two

3.05m x 3.41m (10' 0" x 11' 2")  
Double glazed window to front aspect, radiator, built in wardrobe.

## Bedroom Three

2.42m x 3.29m (7' 11" x 10' 10")  
Double glazed window to side aspect, radiator.

## Shower Room

Shower cubicle, double glazed window to side aspect, low level WC, hand wash basin, storage cupboard.

## Kitchen

2.39m x 2.50m (7' 10" x 8' 2")  
Double glazed window to side aspect. integrated oven, hob and extractor, sink draining board.

## Side Porch/Utility room

Double glazed door to side aspect, double glazed window surrounds, plumbing for washing machine.

## Dining Room

2.08m x 3.03m (6' 10" x 9' 11")  
Double glazed window to rear aspect, radiator.

## Living Room

4.75m x 3.44m (15' 7" x 11' 3")  
Sliding door to rear on to conservatory, fireplace, radiator.

## Conservatory

2.42m x 2.91m (7' 11" x 9' 7")  
Door to side aspect, double glazed window surrounds.

## Front Garden

Small lawned area, with low raised flower beds. Single garage with electric door, power and light, off road parking for two vehicles.

## Rear Garden

Mainly laid to lawn with patio area, greenhouse and shed. Side access.

## 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 IP3 8RQ as a 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: D  
EPC rating: D

## 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.



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

