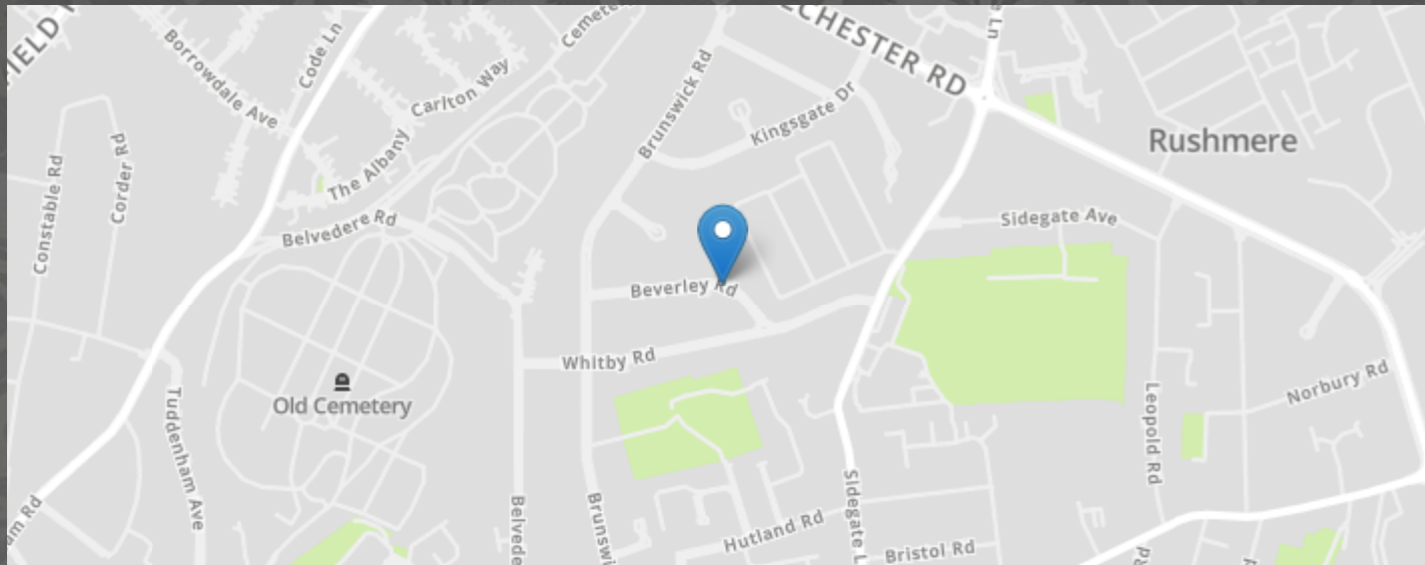


49 Beverley Road,



MARKS & MANN



- EXTENDED
- OFF ROAD PARKING
- GARDEN
- CLOSE TO SCHOOLS
- OFFICE/STUDY

- TWO BATHROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT
- THREE BEDROOMS
- TWO RECEPTION ROOMS



49 Beverley Road,

Introduced to the market for sale is this exceptionally well presented and well kept extended three bedroom semi-detached home. The property is situated in an ideal location close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room, sitting room, kitchen/diner, shower room, office/third reception. On the first floor: Bedroom one, bedroom two, bedroom three, cloak room and bathroom. Externally the property benefits from off road parking to the front and a beautifully presented enclosed rear garden.

The property has been upgraded and kept to a good standard throughout and has made a magnificent family home over the course of ownership.

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

£375,000

MARKS & MANN

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Website www.marksandmann.co.uk

49 Beverley Road,

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Entrance hall

Front door, radiator, light fitting.

Living room

3.77m x 3.34m (10' 11" x 12' 4")
Bay window to front aspect, light fitting, radiator, fire place.

Dining room

3.15m x 3.34m (10' 4" x 10' 11")
Fire place, light fitting, radiator.

Kitchen/diner

5.42m x 4.73m (17' 9" x 15' 6")
Dual sky light window, French doors to rear aspect, window to rear aspect, window to side aspect, radiator, sink/draining board, cooker/over, hob, extractor/hood, boiler.

Office/reception room

2.64m x 8.27m (8' 8" x 27' 2")
Dual sky light, ceiling spot lights, French doors to rear aspect, window to side aspect, window to front aspect, radiator.

Shower room

Shower cubicle, heated towel rail, low level wc, light fitting.

Landing

Bedroom one

3.26m x 3.33m (10' 8" x 10' 11")
Fitted wardrobes, bay window to front aspect, light fitting, radiator.

Bedroom two

3.20m x 3.35m (10' 6" x 11' 0")
Window to rear aspect, radiator, light fitting.

Bedroom three

2.27m x 2.32m (7' 5" x 7' 7")
Window to front aspect, radiator, light fitting.

Bathroom

Bath, shower, basin, window to rear aspect, radiator, light fitting.

Garden

Patio, lawn, decking space, stoned area.

Off road parking

Disclaimer

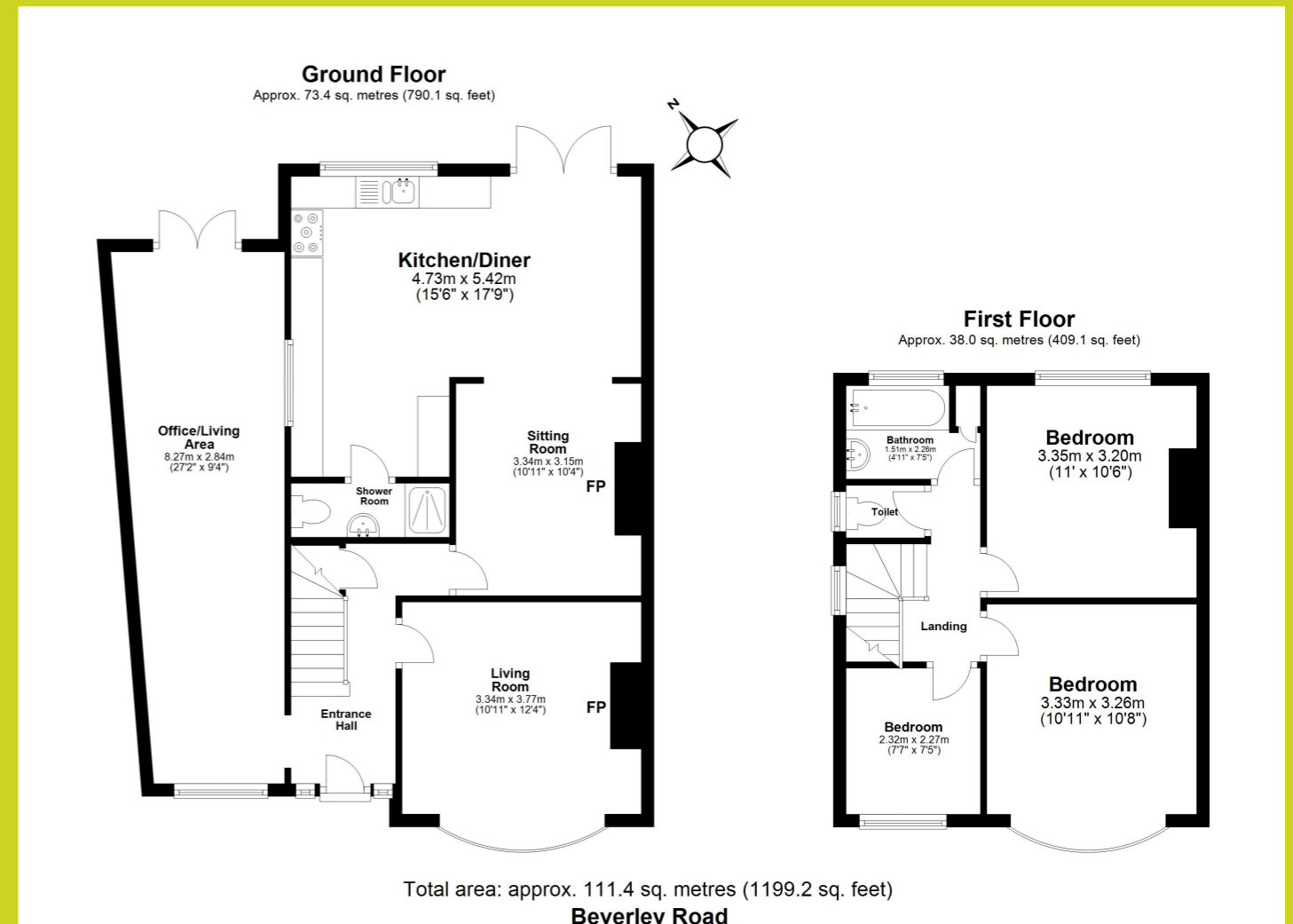
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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 B



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

