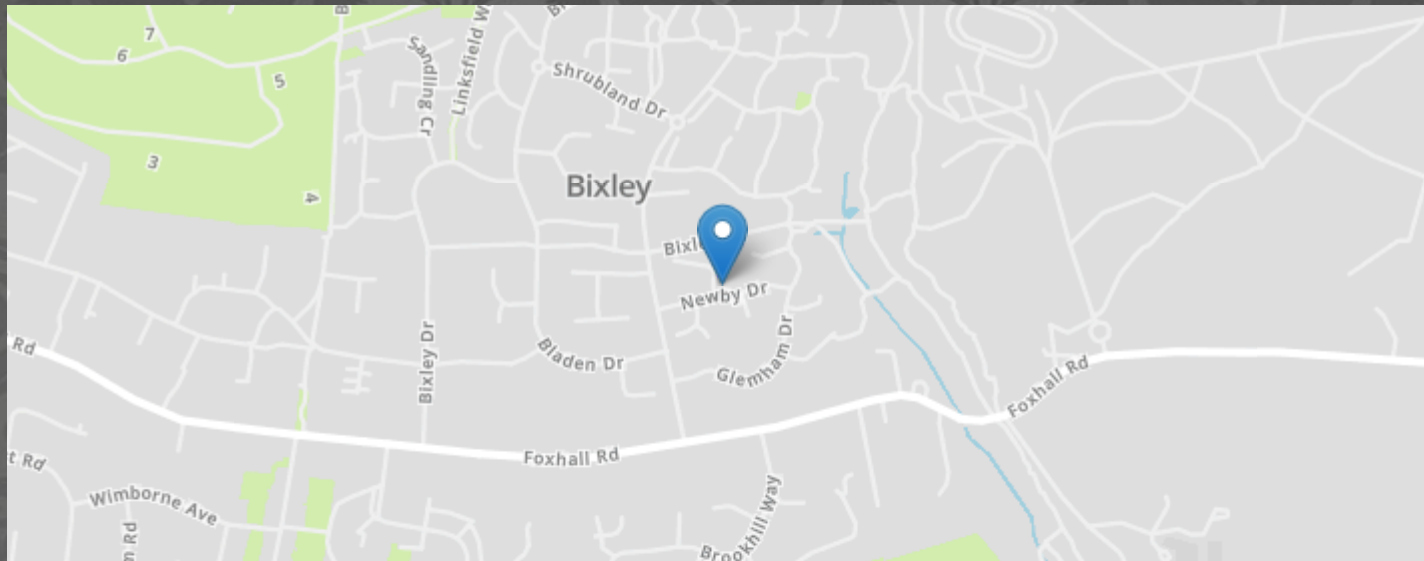


Newby Drive, Rushmere St Andrew, Ipswich



- OFF ROAD PARKING
- THREE BEDROOMS
- DOUBLE GLAZED
- IDEAL LOCATION
- WELL PRESENTED
- KITCHEN/DINER
- EN-SUITE
- GAS CENTRAL HEATING
- GARAGE
- CLOAKROOM

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Newby Drive, Rushmere St Andrew, Ipswich

We are delighted to be marketing this exceptionally well kept and well presented three bedroom detached home for sale. The property is situated in an ideal location on a quiet road positioned close to schools and amenities.

Internally the property benefits from, on the ground floor: Living room, kitchen diner and cloakroom. To the first floor: Landing, bedroom one which features and En-suite, bedroom two, bedroom three and the family bathroom. Externally the property benefits from off road parking plus a garage and garden to the rear aspect.

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

£390,000

Newby Drive, Rushmere St Andrew, Ipswich

Living room

4.485m x 4.712m (14' 9" x 15' 6")
Gas fire place, radiator, double glazed window to front aspect.

Kitchen/diner

7.333m x 4.337m (24' 1" x 14' 3")
Hob, extractor, integrated oven, sink/draining board, ceiling spot lights, radiator, integrated dishwasher, door to side aspect, French door to rear aspect, double glazed window to rear aspect.

Cloakroom

Hand wash basin, low level WC, double glazed window to rear aspect, radiator.

Landing

Bedroom one

3.026m x 4.035m (9' 11" x 13' 3")
Fitted wardrobes, radiator, double glazed window to rear aspect.

En-suite

Shower cubicle, hand wash basin, low level WC, radiator, double glazed window to rear aspect.

Bedroom two

3.772m x 3.279m (12' 5" x 10' 9")
Double glazed window front aspect, radiator.

Bedroom three

3.343m x 2.279m (11' 0" x 7' 6")
Radiator, double glazed window to front aspect.

Bathroom

Hand wash basin, bath with shower fitting, low level WC, radiator, airing cupboard.

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 IP4 5UY 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 D
EPC rating: TBC

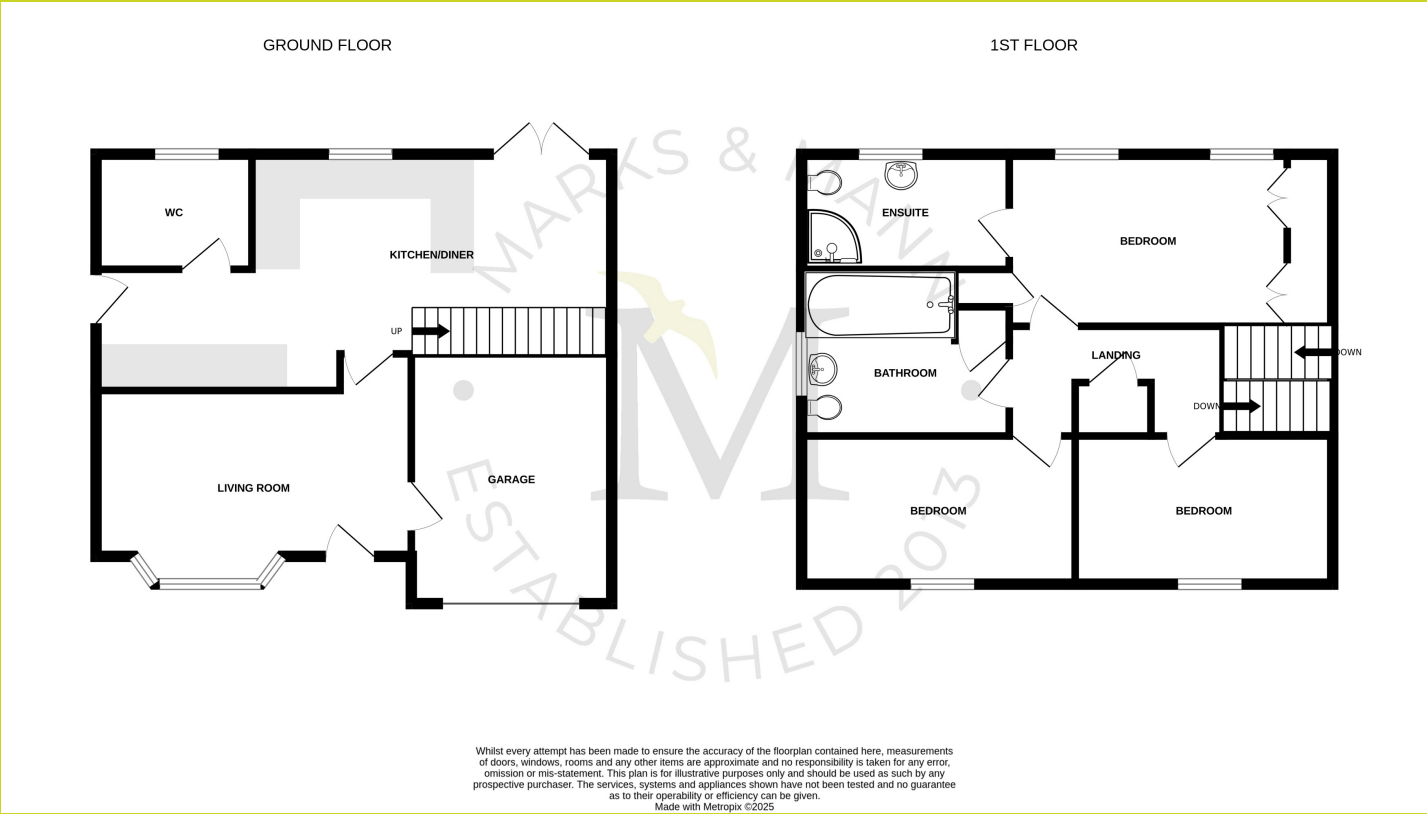
Disclaimer

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.

Newby Drive, Rushmere St Andrew, Ipswich



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

