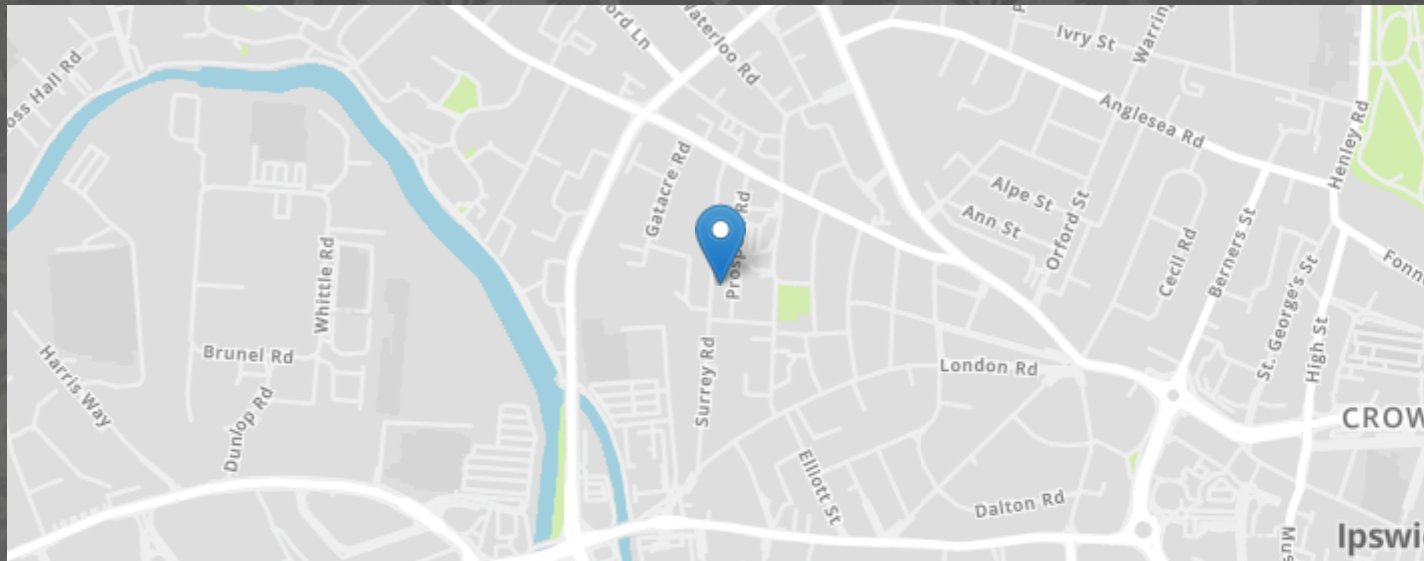


Sirdar Road, Ipswich



- THREE BEDROOM
- DOUBLE GLAZING
- CLOSE TO AMENITIES
- NO FORWARD CHAIN
- GARDEN
- GAS CENTRAL HEATING
- CLOSE TO TOWN CENTRE
- LIVING / DINING ROOM

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Sirdar Road, Ipswich

We are pleased to be marketing this two bedroom terraced property for sale. The property is situated in an ideal location close to amenities and schools.

Internally the property benefits from, on the ground floor: Living room/diner, kitchen and bathroom. To the first floor: Landing, bedroom one, bedroom two and bedroom three. Externally the property benefits from 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.

£150,000

Sirdar Road, Ipswich

Living room/dining area

3.56m x 6.80m (11' 8" x 22' 4")
Radiator x2, double glazed window to front and rear aspect, front door.

Kitchen

3.20m x 2.12m (10' 6" x 6' 11")
Sync/draining board, double glazed window to the side aspect.

Bathroom

Double glazed window to the rear aspect, low-level WC, hand wash basin, bath, radiator.

Landing

Bedroom one

3.54m x 3.35m (11' 7" x 11' 0")
Double glazed window to front aspect, radiator.

Bedroom two

2.68m x 3.37m (8' 10" x 11' 1")
Double glazed window to rear aspect, radiator.

Garden

Patio, storage 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 IP1 2LB 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 A
EPC rating: D

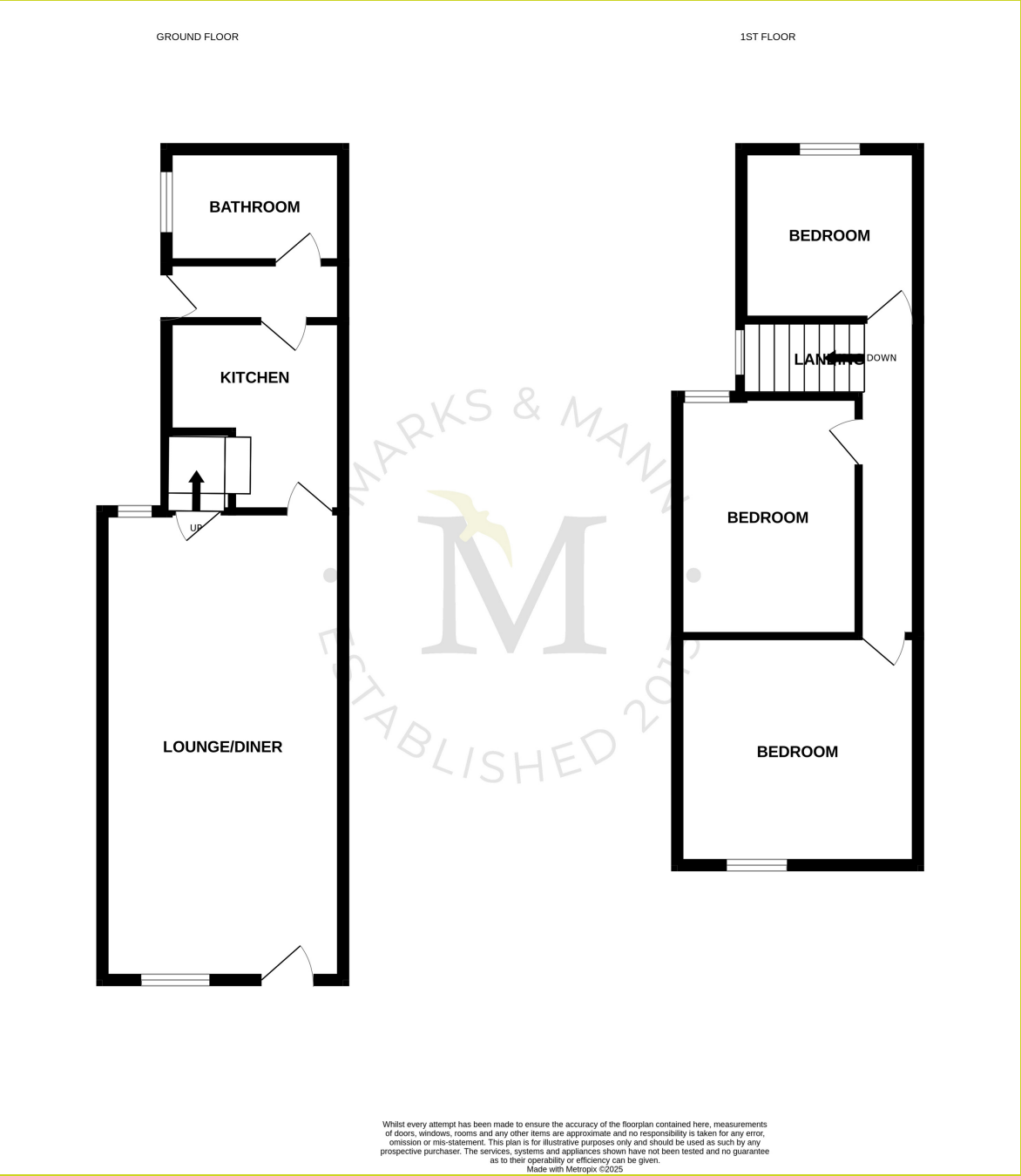
Disclaimer

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 A.

Sirdar Road, Ipswich



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

