



- FOUR BEDROOMS
- GAS CENTRAL HEATING
- OPEN PLAN KITCHEN / DINER
- OFF ROAD PARKING
- DOWNSTAIRS CLOAKROOM

- SEMI-DETACHED HOUSE
- GARAGE
- ENSUITE TO MASTER
- EXTENDED
- CLOSE TO LOCAL AMENITIES AND SCHOOLS

MARKS & MANN



Princethorpe Road, Ipswich

We are pleased to offer this well presented extended four bedroom family semi-detached home, located in the East of Ipswich. The property is situated close to local amenities, schools and Ipswich Hospital.

Internally the property benefits from, on the ground floor: Entrance hall, living room, kitchen/diner, utility space and cloakroom. To the first floor: Landing, bedroom one, bedroom two, bedroom three, bedroom four and bathroom. Externally the property benefits from parking for two vehicles with single garage having power and lighting. To the rear of the property the garden is mainly laid to lawn with shrub and flower borders, patio area, three sheds and a greenhouse.

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

£475,000

MARKS & MANN

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Princethorpe Road, Ipswich

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Entrance Hall

Front door, radiator, stairs to first floor.

Living Room

4.02m x 4.39m (13' 2" x 14' 5")

Double glazed window to front aspect, radiator, feature fireplace.

Kitchen/Diner

6.11m x 7.41m (20' 1" x 24' 4")

Pantry, extractor, ceiling spotlights, Velux X2 French doors to rear, integrated dishwasher, sink, double glazed window to rear.

Cloakroom

Low level WC, hand wash basin, radiator, double glazed window to rear.

Utility Space

Radiator, space for washing machine/tumble dryer.

Landing

Storage cupboard.

Bedroom One

4.41m x 3.56m (14' 6" x 11' 8")

Double glazed window to front aspect, radiator.

Ensuite Shower

Shower cubicle, heated towel rail, ceiling spotlights, double glazed window to front aspect, hand wash basin, low level WC, radiator.

Bedroom Two

3.91m x 3.57m (12' 10" x 11' 9")

Double glazed window to rear, radiator.

Bedroom Three

2.99m x 4.19m (9' 10" x 13' 9")

Built in wardrobe, radiator, double glazed window to rear aspect.

Bedroom Four

2.39m x 2.24m (7' 10" x 7' 4")

Double glazed window to front aspect, radiator.

Bathroom

Bath, low level WC, hand wash basin, radiator, double glazed window to rear aspect, boiler housing.

Front Garden

Paved allowing for parking for two vehicles with single garage having power and light connected.

Rear Garden

The rear garden is mainly laid to lawn with patio area. There are three sheds, two with power and lighting, and greenhouse.

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers wealth of amenities.

Directions

Using a SatNav, please use IP3 8NY 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: C

EPC rating: C

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 C.



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

