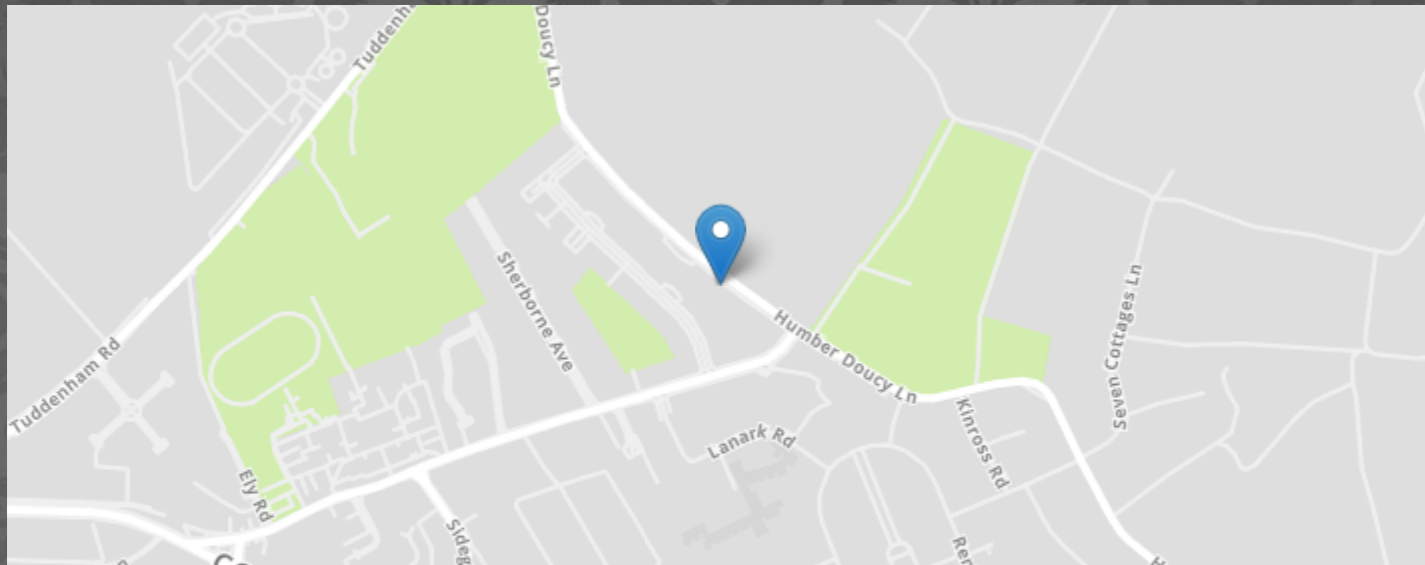


## Humber Doucy Lane, Ipswich



- NO ONWARD CHAIN
- EXTENDED TWO BEDROOM BUNGALOW
- SITTING ROOM AND CONSERVATORY
- GENEROUS LOW MAINTENANCE REAR GARDEN
- \*\*\* CASH BUYERS ONLY \*\*\*
- KITCHEN/DINING ROOM
- WET ROOM
- LARGE FRONT GARDEN WITH PARKING FOR MULTIPLE VEHICLES

# MARKS & MANN

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# MARKS & MANN



## Humber Doucy Lane, Ipswich

\*\*\* NO ONWARD CHAIN \*\*\* CASH BUYERS ONLY \*\*\* Offered for sale on popular HUMBER DOUCY LANE is this EXTENDED TWO BEDROOM BUNGALOW with GENEROUS rear GARDEN and PARKING. Accommodation comprises entrance porch, kitchen/dining room, sitting room, conservatory, two bedrooms and a wet room. An early viewing is highly advised to avoid disappointment.

**£245,000**

# Humber Doucy Lane, Ipswich

## Entrance porch

Windows to front and side, part glazed door to:

## Kitchen/dining room

Kitchen area 2.96m x 2.65m (9' 9" x 8' 8")

Dining area 4.50m x 3.02m (14' 9" x 9' 11")

Triple aspect room with windows to the side and rear, and a door into the hallway. There is space at one end for a family dining table, and at the other there are a range of matching base and eye level units with worktops over, sink, integrated double oven, hob with extractor over, space for a fridge/freezer and space and plumbing for a washing machine.

## Sitting room

6.25m x 4.05m (20' 6" x 13' 3") Window to front. feature fireplace.

## Bedroom one

3.91m x 3.14m (12' 10" x 10' 4") Window to rear, overlooking the garden, fitted wardrobes.

## Bedroom two

3.26m x 2.45m (10' 8" x 8' 0") Window to side.

## Conservatory

3.23m x 2.50m (10' 7" x 8' 2") Windows to sides and rear, with a door to rear leading into the garden.

## Wet room

2.31m x 2.12m (7' 7" x 6' 11") Two windows to front, shower, hand wash basin and WC.

## Outside

The front of the property has been laid to low maintenance stones, providing excellent off road parking. A side gate gives access to the rear garden.

The generous south facing rear garden has been split into sections with a patio area to the immediate rear of the property and pathways leading through the low maintenance stones to a shed and greenhouse, both of which we understand are to remain, and further beyond this is a lawn area, all enclosed by wooden fencing.

## 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 TBC.

Our ref: SM/elr.

## Directions

Using a SatNav, please use IP4 3QA as the point of destination.

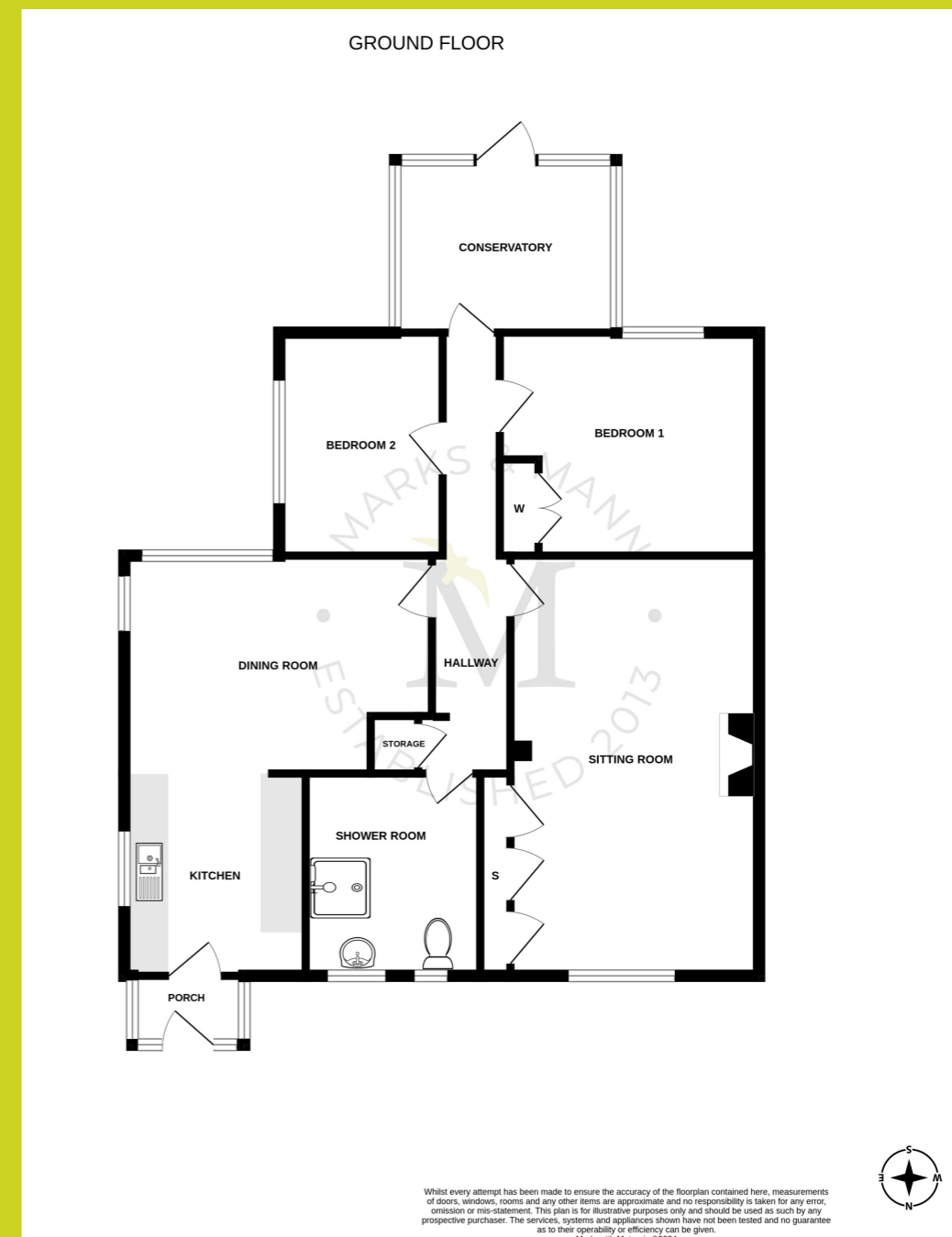
## Disclaimer

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.

## Anti-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.

# Humber Doucy Lane, Ipswich



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

