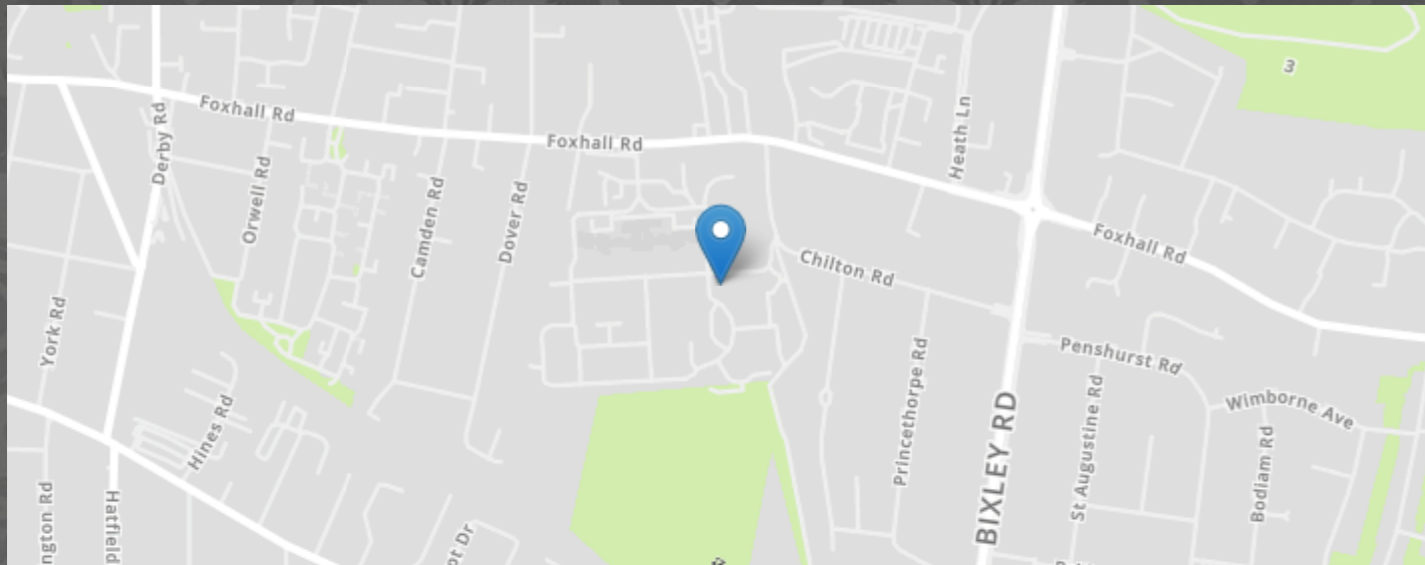


Ribbans Park Road, Ipswich



MARKS & MANN



- THREE BEDROOM SEMI-DETACHED TOWNHOUSE
- UTILITY ROOM/DOWNSTAIRS CLOAKROOM
- ENSUITE TO BEDROOM ONE
- OFF ROAD PARKING
- POPULAR RIBBANS PARK DEVELOPMENT
- OPEN-PLAN KITCHEN/DINING/FAMILY ROOM
- UPSTAIRS SITTING ROOM
- FAMILY BATHROOM
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- EAST IPSWICH



Ribbans Park Road, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this THREE BEDROOM SEMI-DETACHED TOWNHOUSE situated on the popular Ribbans Park Road Development, on the east side of Ipswich. The property comprises of entrance hallway, utility room/cloakroom, open-plan kitchen/dining/family room, sitting room, three bedrooms with an ensuite to bedroom one, family bathroom and front and rear gardens. The property has the added benefit of gas central heating, double glazing and off road parking and in the valuer's opinion an early viewing is advised to avoid disappointment.

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

£365,000

Ribbans Park Road, Ipswich

Entrance hall

With stairs to the first floor and doors to the utility/cloakroom and open-plan kitchen/dining/sitting room.

Utility/cloakroom

Window to front, space and plumbing for a washing machine, was hand basin and WC.

Open-plan kitchen/dining/family room

A range of matching base and eye level units with worktops over, sink, oven, hob and extractor over with integrated appliances including a dishwasher and fridge/freezer. Open-plan into the sitting/dining area with space for a dining table, understairs storage cupboard and French doors overlooking and leading into the garden.

First floor landing

Window to front, stairs to the second floor and doors to the sitting room, bedroom three and the family bathroom.

Sitting room

Window to side and Juliet balcony to the rear overlooking the rear garden.

Bedroom three

Window to front.

Family bathroom

With bath, wash hand basing and WC.

Second floor landing

Door to airing cupboard and bedrooms one and two.

Bedroom one

Two windows to front with fitted wardrobe and door to;

En-suite shower room

With shower cubicle, wash hand basin and WC.

Bedroom two

Triple aspect, overlooking the rear garden.

Outside

To The front of the property there is blocked paving providing parking for two vehicles with a site gate giving access to the rear garden.

The rear garden has a patio area to the immediate rear of the property with the remainder being laid to artificial lawn, decorative stone borders, enclosed by wooden fencing.

Directions

Please use IP3 8XL 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 B.

Our ref: PJR/elr.

School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Ribbans Park Road, Ipswich

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.

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.



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

