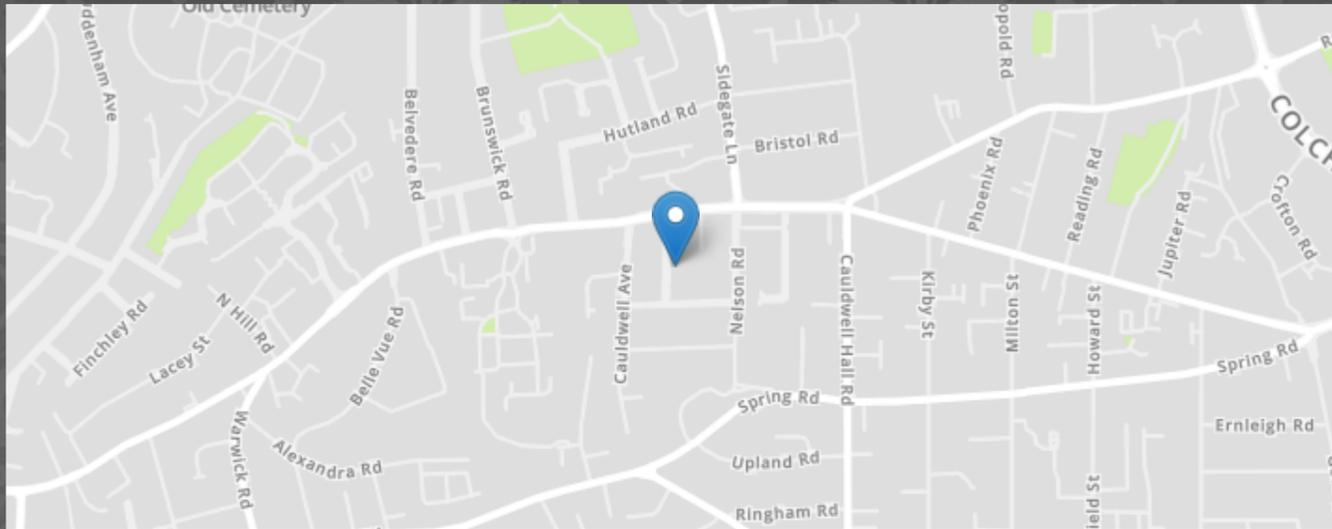


Boston Road, Ipswich



- TWO BEDROOM MID TERRACED HOUSE
- KITCHEN/DINER
- GAS CENTRAL HEATING VIA RADIATORS
- ENCLOSED REAR GARDEN
- RECENTLY REFURBISHED THROUGHOUT
- EAST IPSWICH
- GROUND FLOOR BATHROOM AND FIRST FLOOR SHOWER ROOM
- DOUBLE GLAZED WINDOWS
- EARLY VIEWING IS HIGHLY RECOMMENDED

**MARKS & MANN**

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**MARKS & MANN**



### Boston Road, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this TWO BEDROOM MID TERRACED HOUSE located in the east Ipswich. The property benefits from kitchen/diner, gas central heating via radiators, double glazed windows, ground floor bathroom, first floor shower room and enclosed rear garden. In the valuer's opinion the property is in immaculate condition throughout and early viewing is highly recommended.

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

**£225,000**

# Boston Road, Ipswich

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## Front Garden

Low level brick wall to front and sides. Path leading to:

## Porch

Panel and glazed door to front.

## Inner Door

Double glazed door leading to:

## Lounge

11' 3" x 10' 11" (3.43m x 3.34m) Double glazed window to front. Radiator. Light fitting.

## Kitchen/Diner

19' 10" x 11' 3" (6.04m x 3.42m) Sink/draining boards, Fitted electric oven and hob with extractor hood over. Space for washing machine and fridge/freezer. Double glazed French doors to rear. Light fitting

## Bathroom

Double glazed window to rear. Panelled bath with shower over. Low level WC. Wash hand basin. Ceiling Spotlights.

## Bedroom One

11' 2" x 11' (3.41m x 3.35m) Double glazed window to front. Built in cupboard. Coved ceiling. Light fitting.

## Bedroom Two

11' 1" x 10' 11" (3.38m x 3.34m) Double glazed window to rear. Radiator. Coved Ceiling. Light fitting.

## En-suite

6' 7" x 5' 10" (2.01m x 1.78m) Shower cubicle. Double glazed window to rear. Low level WC. Wash hand basin. Heated towel rail. Boiler. Tiled splash back. Light fitting.

## Rear Garden

Patio area. lawn. Shed to bottom aspect of the garden. Panelled fencing to sides. Pagola.

## Disclaimer

In accordance with the Property Misdescriptions Act (1991) Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. All measurements and areas are approximate and these particulars do not constitute part or all of an offer or contract. These particulars have been prepared in good faith using information obtained from the seller so all information should be verified via a solicitor.

## Council Tax

At the time of instruction the council tax band for this property is band B.

## 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.

## Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit: [www.rightmove.co.uk/broadband-speed-in-my-area](http://www.rightmove.co.uk/broadband-speed-in-my-area) for this information.



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

