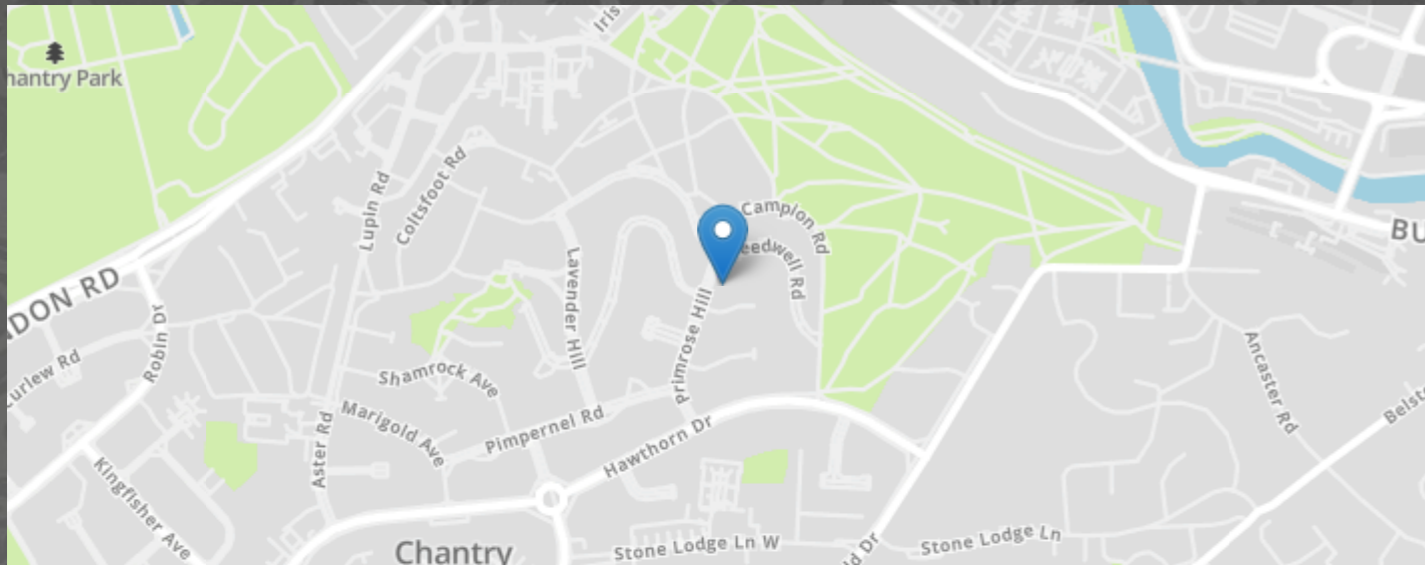


## Primrose Hill, Ipswich



# MARKS & MANN



- OFF ROAD PARKING
- CLOSE TO SCHOOLS
- TIERED REAR GARDEN
- PORCH
- CLOSE TO AMENITIES
- IDEAL LOCATION
- THREE BEDROOM FAMILY HOME
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- SEMI DETACHED



## Primrose Hill, Ipswich

Introduced to the market for sale is this well kept and well presented three bedroom semi-detached home. Nestled on the West side of Ipswich the property sits in an ideal location on Primrose Hill close to schools and amenities.

Internally the property benefits from, on the ground floor: Porch, entrance hall, living room, dining room and kitchen. To the first floor: Landing, bedroom one, bedroom two, bedroom three and bathroom. Externally the property benefits from off road parking, raised lawn to the front aspect with steps up to the front door and to the rear aspect is a tiered back garden which features decking area, lawn, patio space, shed and to the side aspect is a lean-to.

The property has made a fantastic family home over the course of ownership and is now ready for new owners to make it their own.

**£240,000 Offers in Excess of**

# MARKS & MANN

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# Primrose Hill, Ipswich

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## Porch

Double glazed window to front aspect, front door.

## Entrance hall

Front door, under stair storage, radiator.

## Kitchen

2.74m x 3.66m (9' 0" x 12' 0")  
Double glazed window to front aspect, door to side aspect, sink/draining board, space for dish washer, electric integrated oven, hob, extractor, ceiling spot lights, radiator.

## Dining room

2.74m x 3.66m (9' 0" x 12' 0")  
Double glazed window to rear aspect, radiator.

## Living room

3.66m x 3.68m (12' 0" x 12' 1")  
Double glazed window to rear aspect, gas fire place, radiator.

## Landing

Storage/airing cupboard, loft hatch.

## Bedroom one

3.66m x 3.71m (12' 0" x 12' 2")  
Double glazed window to rear aspect, radiator.

## Bedroom two

2.74m x 3.66m (9' 0" x 12' 0")  
Double glazed window to rear aspect, radiator.

## Bedroom three

2.74m x 2.77m (9' 0" x 9' 1")  
Double glazed window to front aspect, storage cupboard/boiler housing, radiator.

## Bathroom

Double glazed window to front aspect, bath, shower over, low level WC, basin, heated towel rail.

## Garden

Tiered South facing garden, decking area, patio space, lawn, shed, green house, lean to/utility.

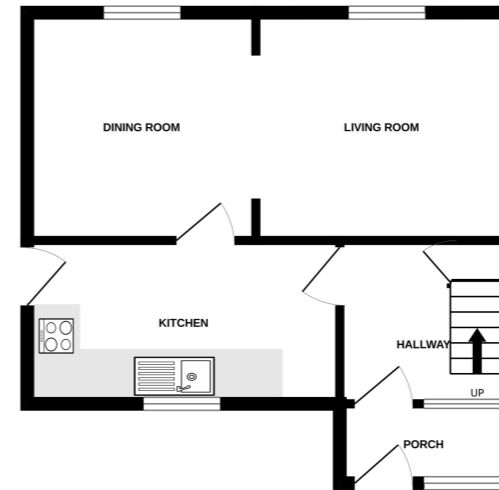
## Disclaimer

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.

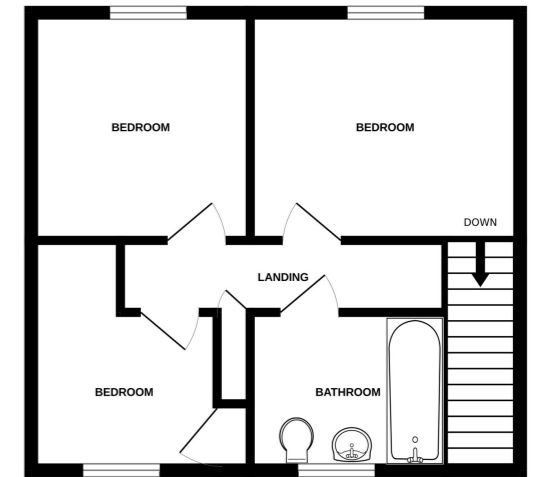
Money Laundering Regulations  
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band  
At the time of writing the council tax band for this property is band B.

GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The above floor plans are not to scale and are shown for indication purposes only.

