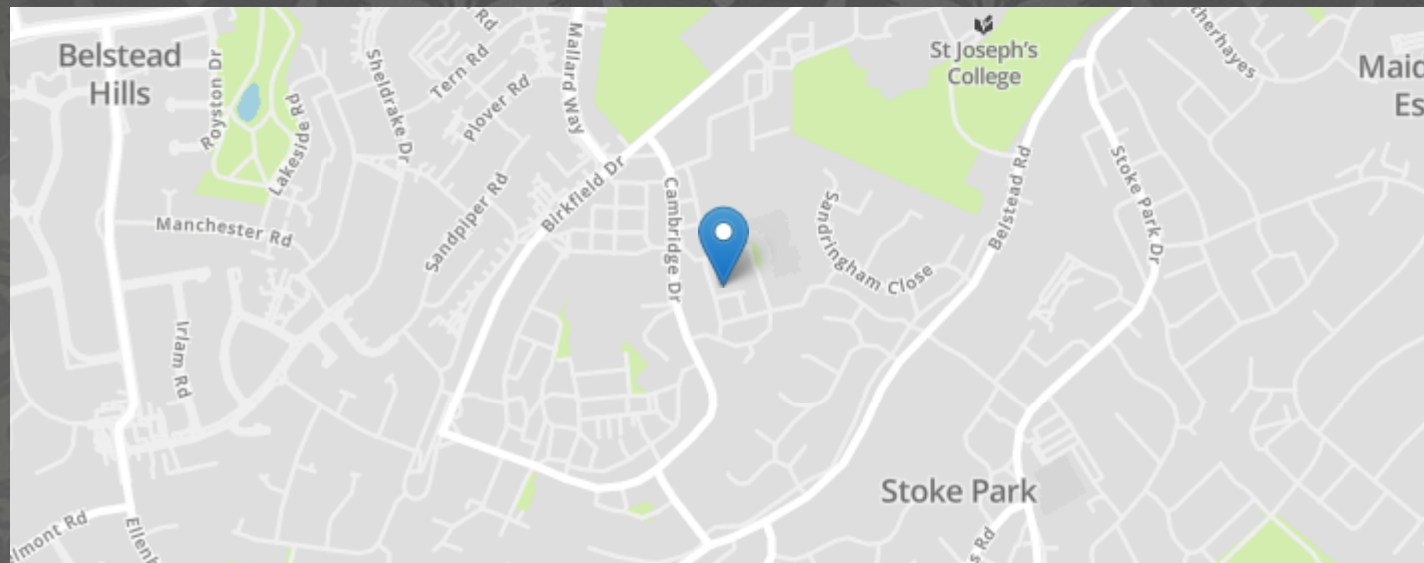


## Downing Close, Ipswich



- THREE DOUBLE BEDROOMS
- WORKSHOP
- DOUBLE GLAZED
- WELL KEPT AND WELL PRESENTED
- GARDEN
- KITCHEN/DINER
- GAS CENTRAL HEATING
- DOWNSTAIRS CLOAKROOM
- IDEAL LOCATION
- END TERRACED

# MARKS & MANN

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

# MARKS & MANN



## Downing Close, Ipswich

We are delighted to be marketing this well presented and well kept three bedroom home. The property is positioned in an ideal location close to schools, amenities and a short drive into the town centre which offers a wealth of restaurants and activities.

Internally the property benefits from, on the ground floor: Porch, entrance hall, living room, kitchen/diner and cloakroom. To the first floor: Landing, bedroom one which features a built in wardrobe, bedroom two which also features a built in wardrobe, bedroom two and the family bathroom. Externally the property benefits from a low maintenance garden area to the front which features decking area, paved space and brick built storage sheds. To the rear aspect is a well kept garden which features decking area, lawn and workshop. The property also benefits from non allocated communal car parking spaces.

The property has been upgraded with love over the course of ownership and is now ready for new owners to come in and make it their own.

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

**£250,000**

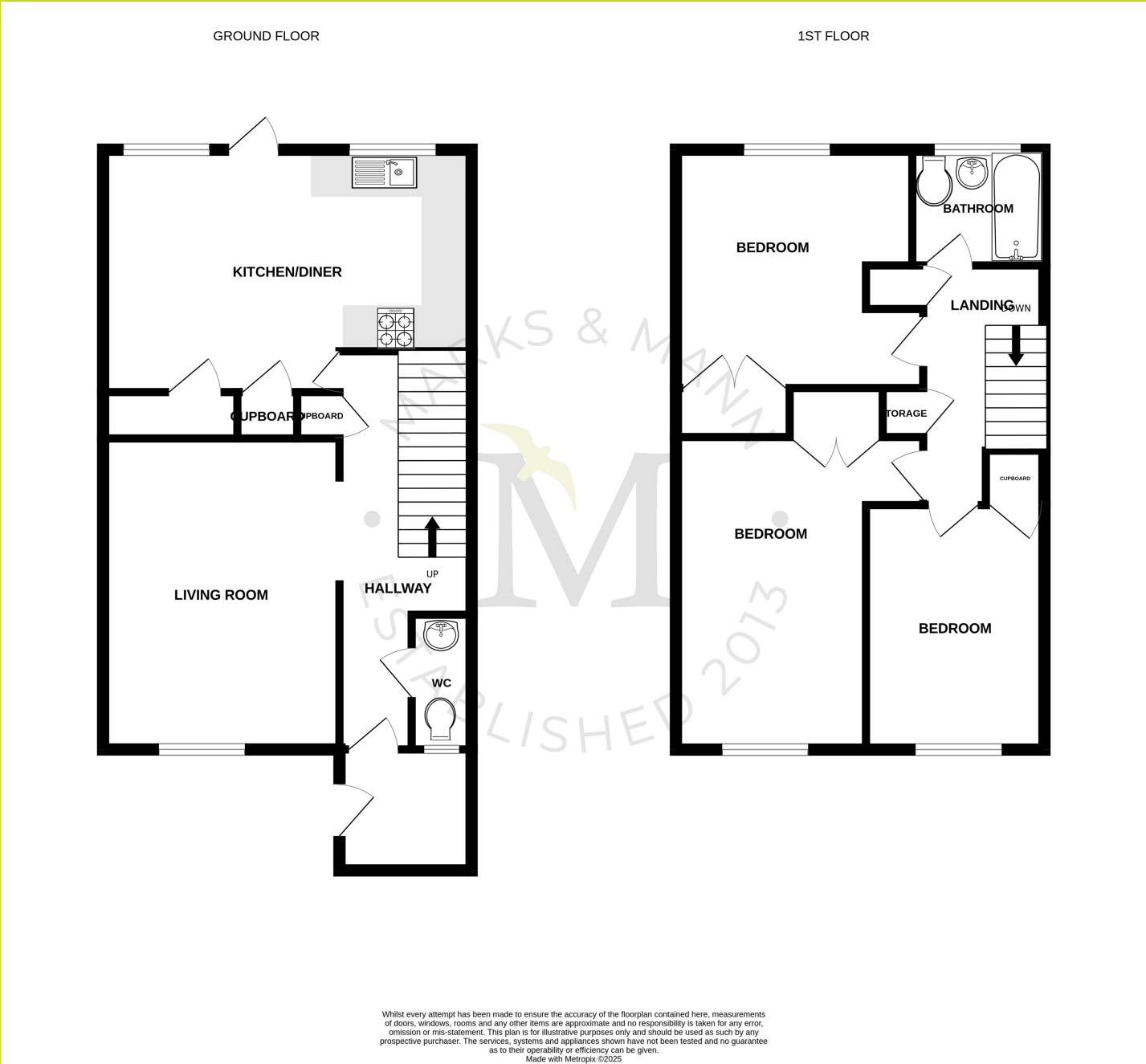


Downing Close, Ipswich

<b>Porch</b>	
Front door.	
<b>Entrance hall</b>	
Front door, Storage cupboard, radiator.	
<b>Living room</b>	
3.496m x 4.589m (11' 6" x 15' 1") Double glazed window to front aspect, radiator.	
<b>Kitchen/diner</b>	
5.357m x 3.480m (17' 7" x 11' 5") Double glazed window to rear aspect x2, door to rear aspect, sink/draining board, integrated oven, hob, extractor fan/hood, integrated dishwasher, radiator.	
<b>Cloakroom</b>	
Double glazed window to front aspect, low level WC, basin, ceiling spot lights, radiator.	
<b>Landing</b>	
Storage cupboard x2.	
<b>Bedroom one</b>	
3.485m x 4.606m (11' 5" x 15' 1") Double glazed window to front aspect, built in wardrobe, radiator.	
<b>Bedroom two</b>	
3.481m x 3.495m (11' 5" x 11' 6") Double glazed window to rear aspect, built in wardrobe, radiator.	
<b>Bedroom three</b>	
2.560m x 3.589m (8' 5" x 11' 9") Double glazed window to front aspect, storage cupboard, storage cupboard.	
<b>Bathroom</b>	
Double glazed window to rear aspect, low level WC, basin, bath with shower over, ceiling spot lights, heated towel rail.	

<b>Garden</b>	
Decking area, lawn, workshop.	
<b>Outside</b>	
Steps down to front door, raised decking area, brick built storage shed/S x2, side access on to rear garden.	
<b>Important information</b>	
Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band B. EPC rating: TBC	
<b>Location</b>	
Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.	
<b>Directions</b>	
Using a SatNav, please use IP2 9EQ as the point of destination.	
<b>Disclaimer</b>	
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.	
<b>Money Laundering Regulations</b>	
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.	
<b>Council Tax Band</b>	
At the time of writing the council tax band for this property is band B.	

Downing Close, Ipswich



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

