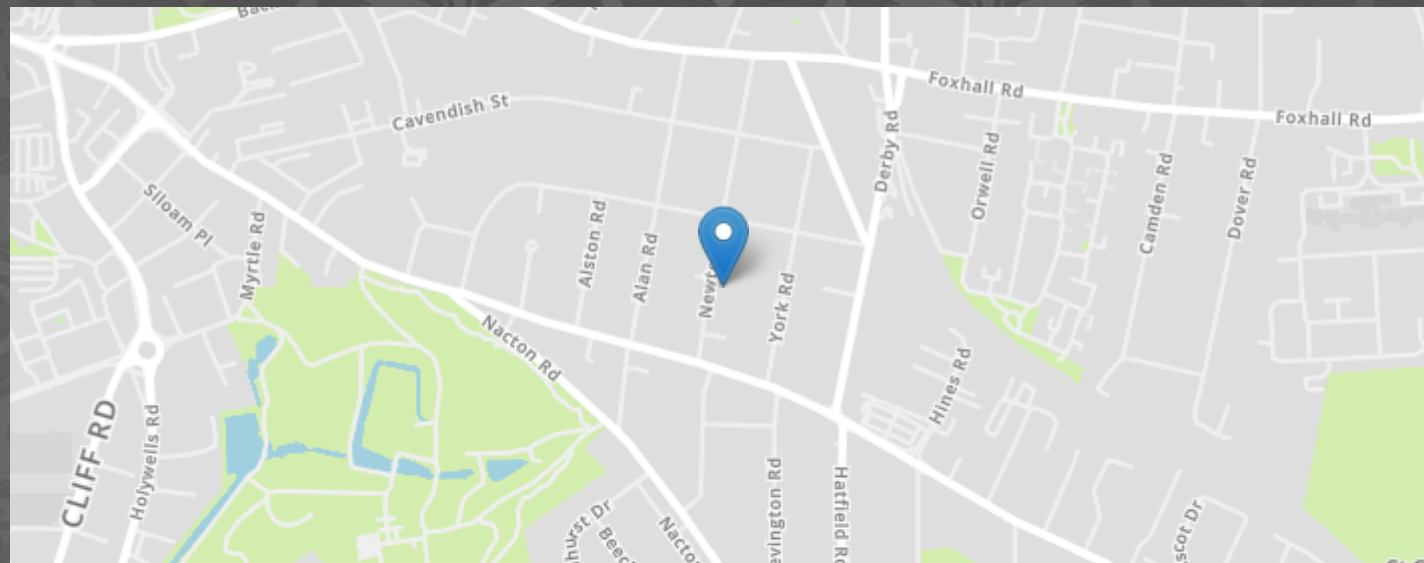


Newton Road, Ipswich



- NO ONWARD CHAIN
- POPULAR EAST IPSWICH LOCATION
- TWO RECEPTION ROOMS
- FRONT & REAR GARDENS
- COUNCIL TAX BAND B
- THREE BEDROOM MID TERRACE HOUSE
- ENTRANCE HALLWAY
- GAS HEATING VIA RADIATORS
- GROUND FLOOR BATHROOM

MARKS & MANN

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

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

MARKS & MANN



## Newton Road, Ipswich

NO ONWARD CHAIN in the POPULAR EAST OF IPSWICH. Three Bedrooms. Two reception rooms. Fitted kitchen. Ground floor bathroom. Enclosed rear garden. Council tax band B. 0.2 miles from Derby Road Railway station. Close to local amenities including bakery, convenience store, various take away's, Aldi and Co-operative food store.

The property is being sold with no forward chain.

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

**£220,000 Offers in Excess of**



Newton Road, Ipswich

Front

Low-level brick wall to front. Panelled fencing to side. Gate to front. Tiled path leading to:

Recess Porch

Outside light.

Entrance Door

Leading to:

Hallway

Radiator. Stairs leading to first floor. Door to dining room. Door to:

Lounge

4.17m x 3.32m (13' 8" x 10' 11")  
Double glazed bay window to front. Radiator. Coved ceiling. Fireplace recess.

Dining Room

3.37m x 3.27m (11' 1" x 10' 9")  
Double glazed window to rear. Radiator. Feature fireplace. Under stairs storage cupboard. Door to:

Kitchen

2.62m x 2.29m (8' 7" x 7' 6")  
Double glazed window to side. Double glazed door to side. Range of eye level units and range of base units with cupboards and drawers. Laminate work surfaces. One and a half single drainer sink unit with mixer tap. Fitted oven and gas hob with extractor hood over. Part tiled walls. Space for washing machine and fridge. Door to:

Bathroom

Window to rear. Bath. Separate shower cubicle. Low-level WC. Pedestal wash hand basin. Extractor fan. Part tiled walls. Radiator.

Landing

Loft access. Built in cupboard.

Bedroom One

4.26m x 3.28m (14' 0" x 10' 9")  
Two double glazed windows to front. Radiator. Coved ceiling.

Bedroom Two

3.30m x 2.70m (10' 10" x 8' 10")  
Window to rear. Radiator.

Bedroom Three

2.61m x 2.28m (8' 7" x 7' 6")  
Window to rear. Radiator.

Rear Garden

Patio, artificial lawn, garden shed.

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.



Newton 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.

Useful Information

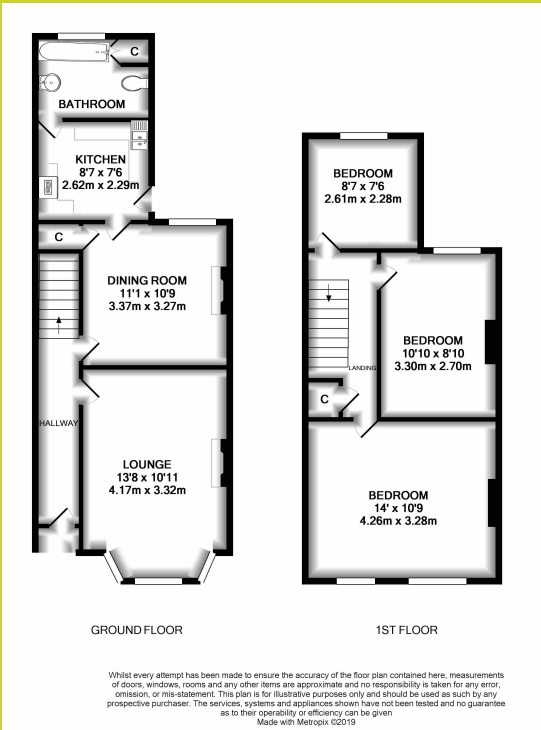
Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit: [www.rightmove.co.uk/broadband-speed-in-my-area](http://www.rightmove.co.uk/broadband-speed-in-my-area) for this information.

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.

Council Tax Band

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



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