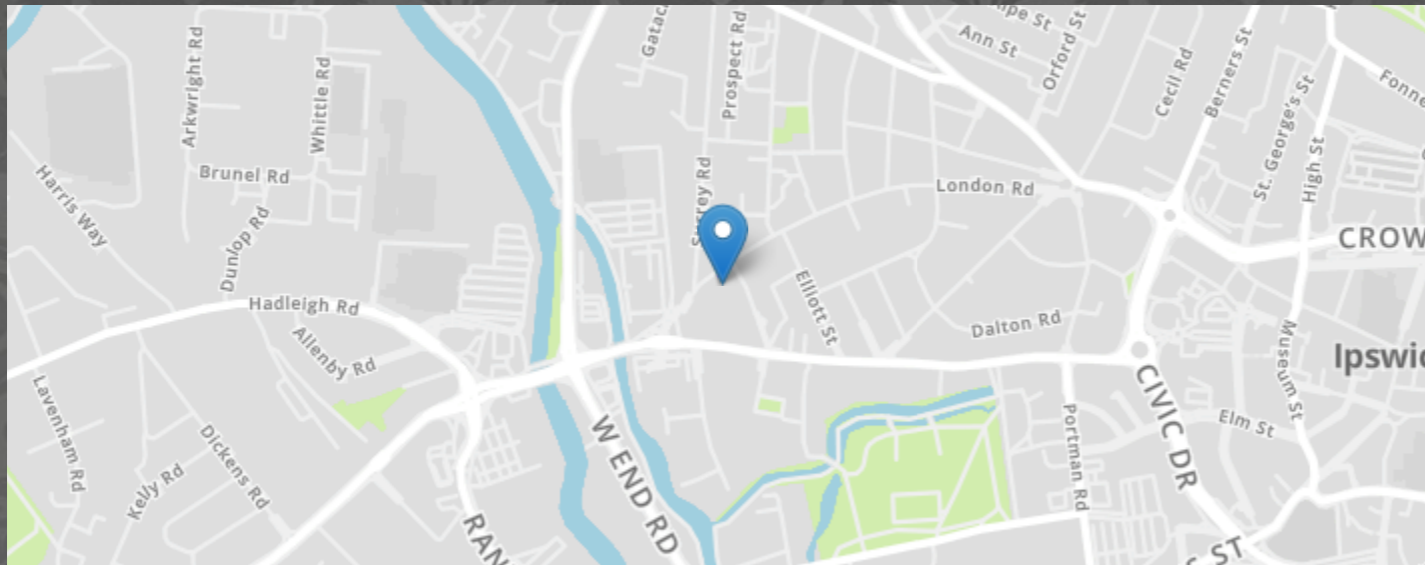


London Road, Ipswich



- RECENTLY REFURBISHED, CHARACTER PROPERTY
- SITTING ROOM, FAMILY ROOM AND SUN ROOM
- DOWNSTAIRS CLOAKROOM, EN-ENSUITE AND FAMILY BATHROOM
- GENEROUS OUTSIDE STORE AND OUTSIDE TOILET
- EXCELLENT ACCESS TO THE A12/A14
- GARAGE AND OFF ROAD PARKING

- FOUR BEDROOM FAMILY HOME
- KITCHEN, SEPARATE UTILITY ROOM AND CELLAR
- OUTSIDE STUDIO WITH POWER AND LIGHT CONNECTED
- CLOSE TO IPSWICH TOWN CENTRE, LOCAL SCHOOLS AND AMENITIES
- MAINLINE RAILWAY STATION NEARBY WITH DIRECT LINKS TO LONDON LIVERPOOL STREET

MARKS & MANN



London Road, Ipswich

Marks and Mann Estate Agents are pleased to offer for sale this FOUR BEDROOM END TERRACE HOUSE, offering three reception rooms, four bedrooms and an open-plan kitchen/dining area. There is the added benefit of an en-suite shower room, family bathroom and cloakroom. Externally, there is a garden with artificial lawn, mature plants and shrubs and a good sized garage. The property is ideal for commuters with easy access to the A12/A14 and the mainline railway station, with direct links to London Liverpool Street.

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

£375,000

London Road, Ipswich

Front

The property is enclosed by a brick wall with a gate and path leading to the front door.

Family room

3.84m x 3.54m (12' 7" x 11' 7")
The front door leads into the family room with has a sash window to the front, wooden flooring and a door to the sitting room and inner hallway.

Sitting room

4.42m x 3.66m (14' 6" x 12' 0")
Sash window to the front and feature ornamental fireplace.

Inner hallway

Stairs to the first floor, access to the cellar and doors to the downstairs cloakroom, utility room, sun room and open-plan kitchen/dining room.

Cellar

Useful storage space.

Downstairs cloakroom

Wash hand basin and WC.

Utility room

2.66m x 1.60m (8' 9" x 5' 3")
Internal window to sun room with space and plumbing for a washing machine and tumble dryer.

Garden room

2.69m x 2.34m (8' 10" x 7' 8")
With Travertine flooring and window to rear overlooking the rear garden.

Open-plan kitchen/dining room

The open-plan kitchen/dining room also has Travertine flooring with a window overlooking the rear garden. There are a range of custom-built base and eye level units with maple worktops over, sink, Range oven, hob and extractor over and an integrated dishwasher. Door to side leading to outside. A passage leads to the garden room, and there are windows to side aspects. The dining and kitchen area offer an excellent entertaining space, which our vendors say is the hub of the house.



Kitchen area

5.08m x 2.65m (16' 8" x 8' 8")

Dining area

3.93m x 2.39m (12' 11" x 7' 10")

First floor landing

Window to rear with access to all four bedrooms and the family bathroom.

Main bedroom

3.55m x 3.92m (11' 8" x 12' 10") Square bay sash window to the front, built-in storage and door to;

En-suite shower room

Shower cubicle, wash hand basin and WC.

Bedroom two

4.20m x 3.67m (13' 9" x 12' 0")
Window to front with built-in storage.

Bedroom three

4.87m x 2.63m (16' 0" x 8' 8")
Dual aspect windows to either side and built-in storage.

Bedroom four

3.17m x 2.43m (10' 5" x 8' 0")
Window to side.

Family bathroom

Window to the rear overlooking the rear garden comprising of panelled bath with shower over, pedestal wash hand basin and WC.

Outside

The rear garden has been partly laid to artificial lawn with a paved area with a gated access potentially for off road parking. There is a substantial garage with an electric roller door and power and light connected and an outside WC.

Important information

Tenure – Freehold.
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band C.
EPC rating D.
Our ref: PJR/elr.

Agents note

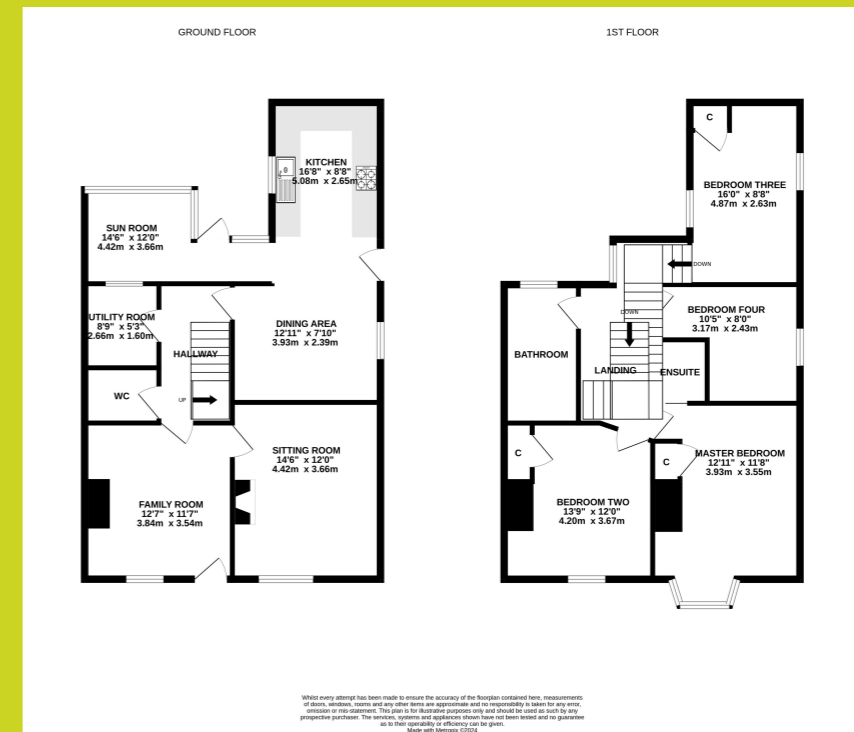
101 London Road offers some redevelopment of the land in which the current building sits. Should planning permission be granted to allow for the creation of additional dwellings, the property will be sold subject to a new overage provision for the benefit of the vendor.

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.

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.



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

