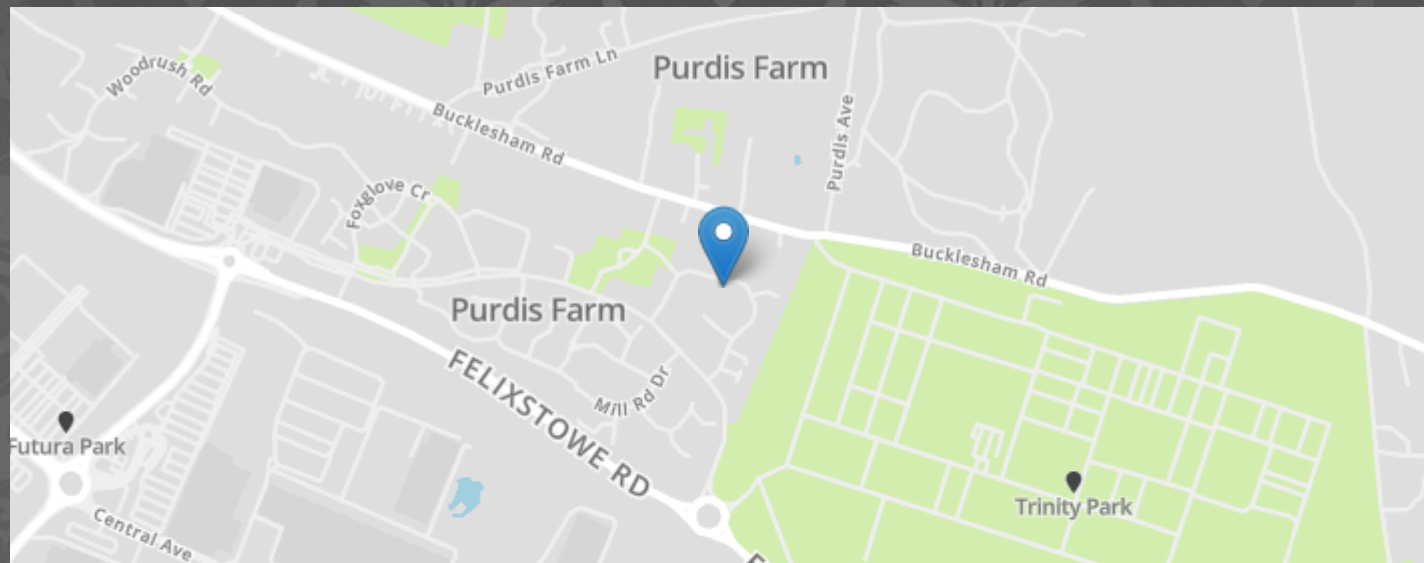


## Meadow Crescent, Purdis Farm, Ipswich



- SET OVER THREE FLOORS
- THREE BEDROOM
- DOUBLE GLAZING
- OFF ROAD PARKING
- NO FORWARD CHAIN
- UTILITY
- EN-SUITE
- GARDEN
- GARAGE
- IDEAL LOCATION

# MARKS & MANN

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

# MARKS & MANN



## Meadow Crescent, Purdis Farm, Ipswich

We are delighted to be marketing this well kept and well presented three bedroom semi-detached home set over three floors. The property is positioned in an ideal location close to schools, amenities and gives easy access to the A12/A14.

Internally the property benefits from, on the ground floor: Entrance hall, Kitchen/diner, utility and cloakroom. To the first floor: Landing, living room, bedroom three and the family bathroom. To the top floor: Landing, bedroom one which features an en-suite and bedroom two. Externally the property benefits from off road parking and a garden to the rear aspect.

The property is being sold with no forward chain.

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

**£300,000 Offers in Excess of**

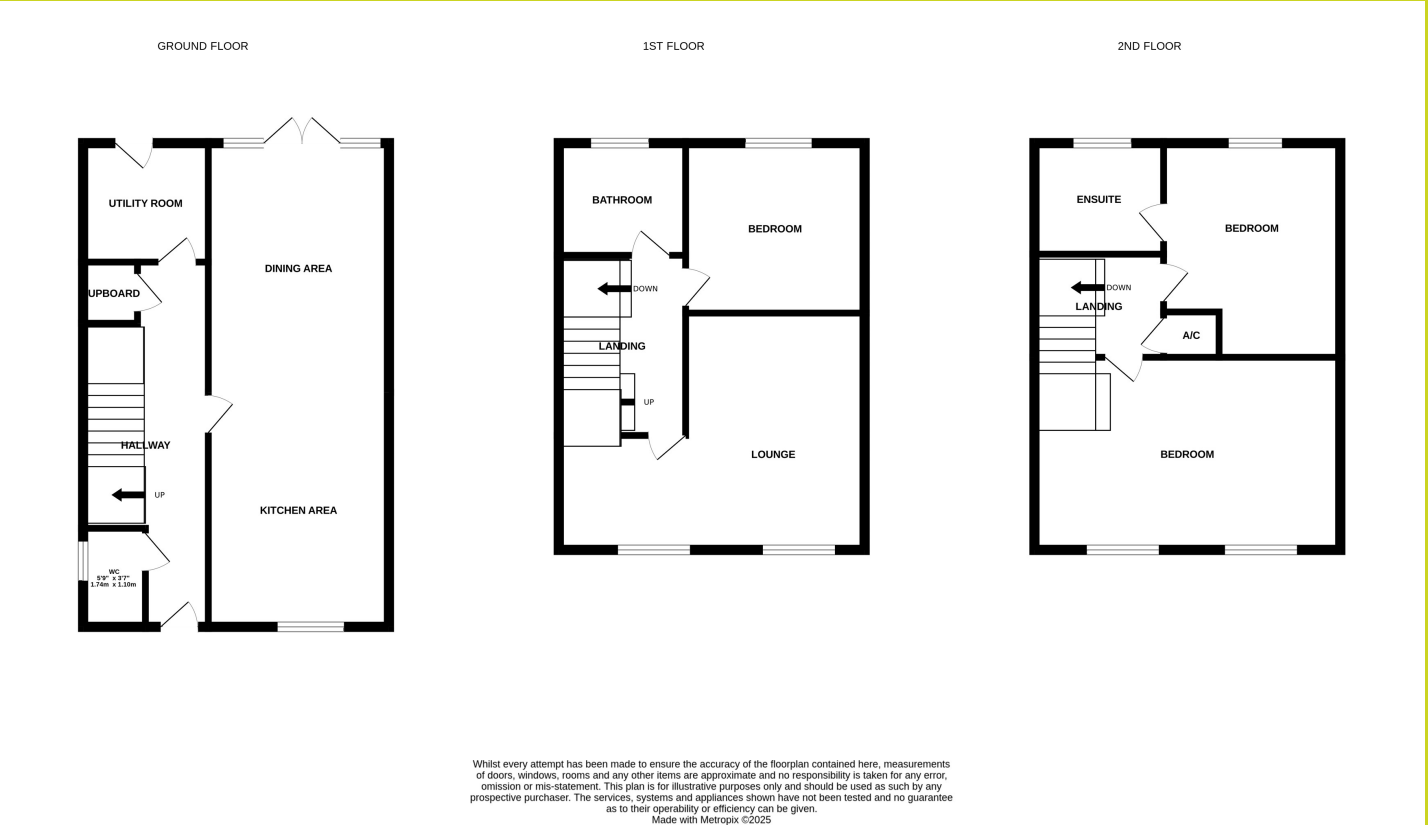


Meadow Crescent, Purdis Farm, Ipswich

Entrance hall	
Front door, radiator.	
Utility	
2.19m x 2.05m (7' 2" x 6' 9")	
Door to rear aspect, radiator, sink/draining board.	
Kitchen/diner	
3.25m x 8.39m (10' 8" x 27' 6")	
double glazed window to front aspect, French doors to rear aspect, sink/draining board, integrated oven, hob, extractor, ceiling spot lights.	
Cloakroom	
Low level WC, hand wash basin, double glazed window to side aspect, radiator.	
First floor landing	
Living room	
5.43m x 4.33m (17' 10" x 14' 2")	
Double glazed window to front aspect x2, radiator, fireplace.	
Bedroom three	
3.20m x 3.08m (10' 6" x 10' 1")	
Double glazed window to rear aspect, radiator.	
Bathroom	
Double glazed window to rear aspect, radiator, bath with shower over, low level WC, hand wash basin.	
Top floor landing	
Airing cupboard/tank housing.	
Bedroom one	
3.19m x 3.66m (10' 6" x 12' 0")	
Double glazed window to rear aspect, radiator.	
En-suite	
Double glazed window to rear aspect, radiator, low level WC, hand wash basin, shower cubicle.	

Bedroom two
4.25m x 2.74m (13' 11" x 9' 0")
Double glazed window to front aspect x2, radiator, built in cupboard.
Garden
Decking, lawn
Garage
Single
Location
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.
Directions
Using a SatNav, please use IP3 8GD as the point of destination.
Important information
Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band D EPC rating: C
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 D

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

