

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

MARKS & MANN



Tuddenham Avenue, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer a rare opportunity to purchase this FOUR BEDROOM DETACHED HOUSE situated in the highly sought after location of IP4 within walking distance to the town centre and in the Northgate High School catchment area (Subject To Availability).

The property is in good order throughout and benefits from the following: entrance hallway, cloakroom, two reception rooms, kitchen/dining room, utility room, four bedrooms, and first floor family bathroom. Offering a loft conversion, gas central heating, double glazed windows along with off road parking for two cars.

Viewing is essential to appreciate just how much this property has to offer.

£375,000

MARKS & MANN

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

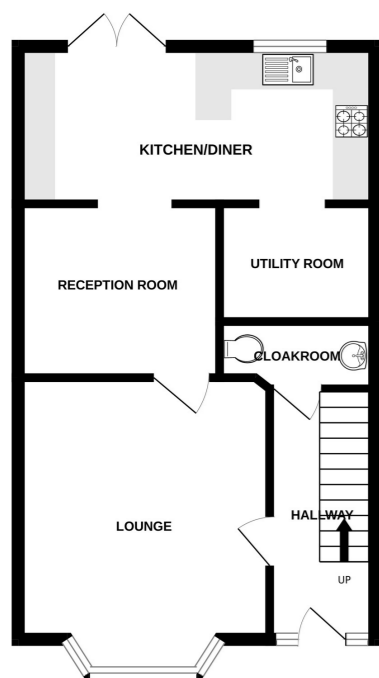
01473 396 296

contactipswich@marksandmann.co.uk

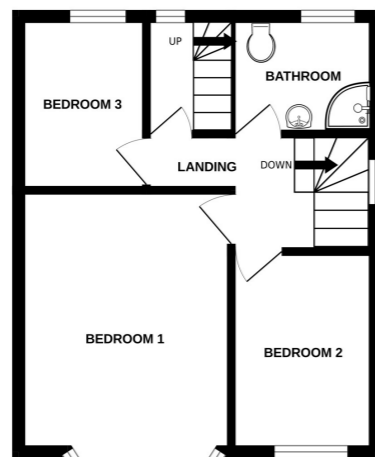
Website www.marksandmann.co.uk



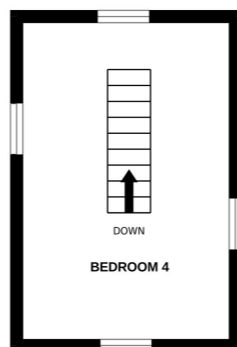
GROUND FLOOR



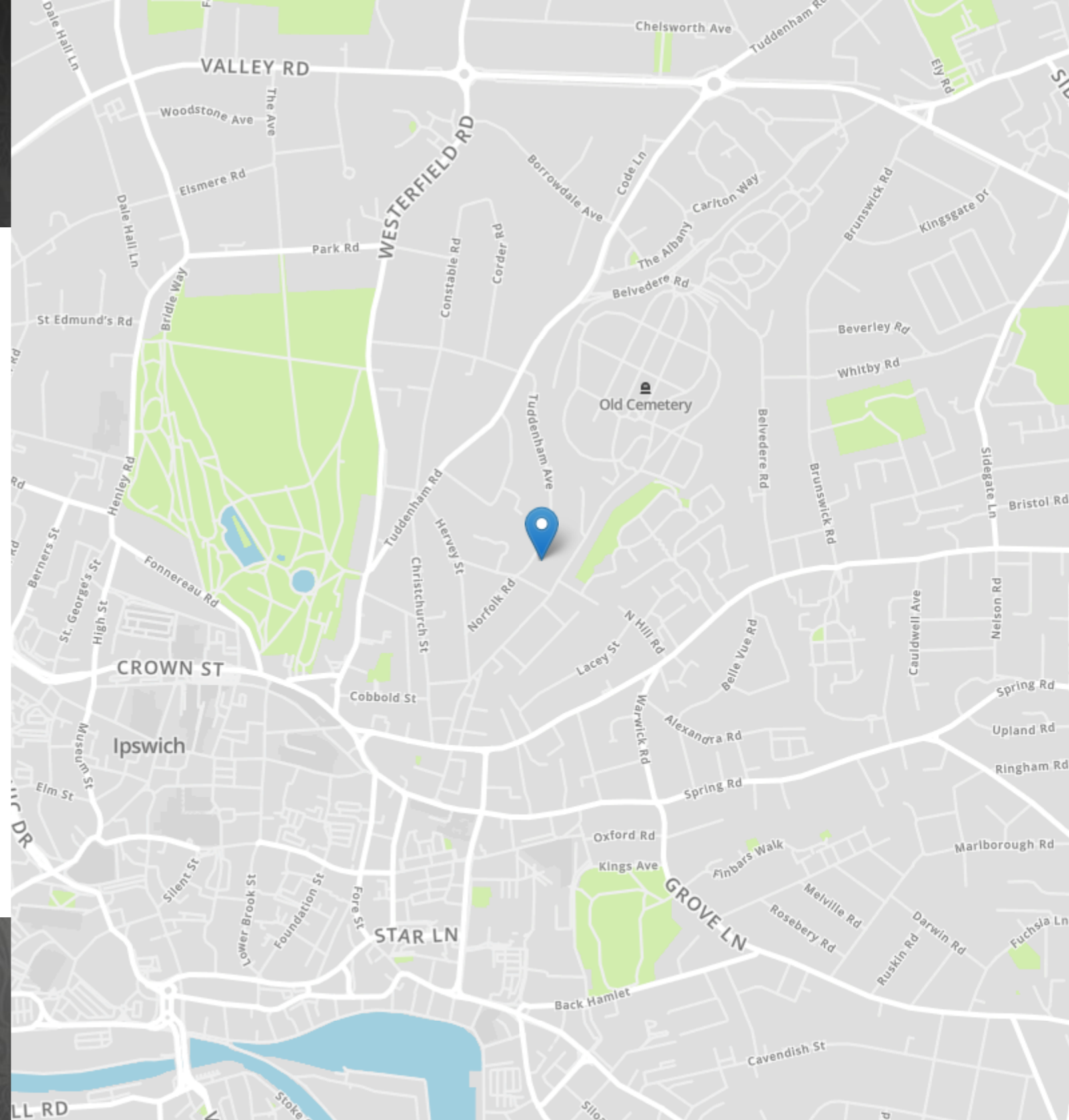
1ST FLOOR



2ND FLOOR



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

Landline 01473 396296

Website www.marksandmann.co.uk

- **FOUR BEDROOMS**
- **CLOSE TO TOWN CENTRE, IP4 AREA**
- **KITCHEN/DINING ROOM**
- **LOFT CONVERSION**
- **VIEWING HIGHLY ADVISED!!!**
- **DETACHED HOUSE**
- **TWO RECEPTION ROOMS**
- **UTILITY & CLOAKROOM**
- **OFF ROAD CAR PARKING FOR 2 CARS**

Front

Low level wood fencing to front and sides. Hard standing providing off road parking for two cars. Mature plants and shrubs.

Entrance Hallway

Entrance door to front with windows either side. Picture rail. Tiled flooring. Stairs leading to first floor. Under stairs cupboard. Radiator. Doors to:

Cloakroom

Low level WC. Hand wash basin. Tiled splashback. Tiled flooring.

Lounge

4.20m x 4.20m (13' 9" x 13' 9")
Double glazed bay window to front. Feature fireplace with surround. Picture rail. Laminate style flooring. Radiator. Door to:

Reception Room

3.30m x 3.20m (10' 10" x 10' 6")
Picture rail. Laminate style flooring. Radiator. Opening leading to:

Kitchen/Diner

5.50m x 2.20m (18' 1" x 7' 3")
Double glazed window to rear. Double glazed French doors to rear. Range of base level units with cupboards and drawers. Sink and drainer unit with mixer tap over. Integrated oven and gas hobs with extractor hood over. Space for dishwasher. Breakfast bar. Coved. Laminate style flooring. Two Sky light windows. Spot lighting. Opening to:

Utility

2.50m x 2.50m (8' 2" x 8' 2")
Range of units. Space for washing machine, fridge freezer and tumble dryer. Laminate style flooring.

Landing

Double glazed window to side. Door leading to stairs to loft conversion/bedroom four. Radiator. Doors to:

Bedroom One

4.80m x 3.20m (15' 9" x 10' 6")
Double glazed bay window to front. Picture rail. Laminate style flooring. Radiator.

Bedroom Two

3.00m x 2.50m (9' 10" x 8' 2")
Double glazed window to front. Picture rail. Laminate style flooring. Radiator.

Bedroom Three

3.30m x 1.80m (10' 10" x 5' 11")
Double glazed window to rear. Picture rail. Radiator.

Bedroom Four

6.00m x 4.00m (19' 8" x 13' 1")
Four double glazed Velux windows to front sides and rear. Laminate style flooring. Spot lighting. Radiator.

Shower Room

Double glazed window to rear. Shower cubicle. Low level WC. Hand wash basin. Partly tiled walls. Heated towel rail.

Rear Garden

Mature plants, trees and shrubs. Fencing to sides and rear. Patio area. Greenhouse. Fully enclosed.

Disclaimer

In accordance with the Property Misdescriptions Act (1991) 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 instruction the council tax band for this property was band D.