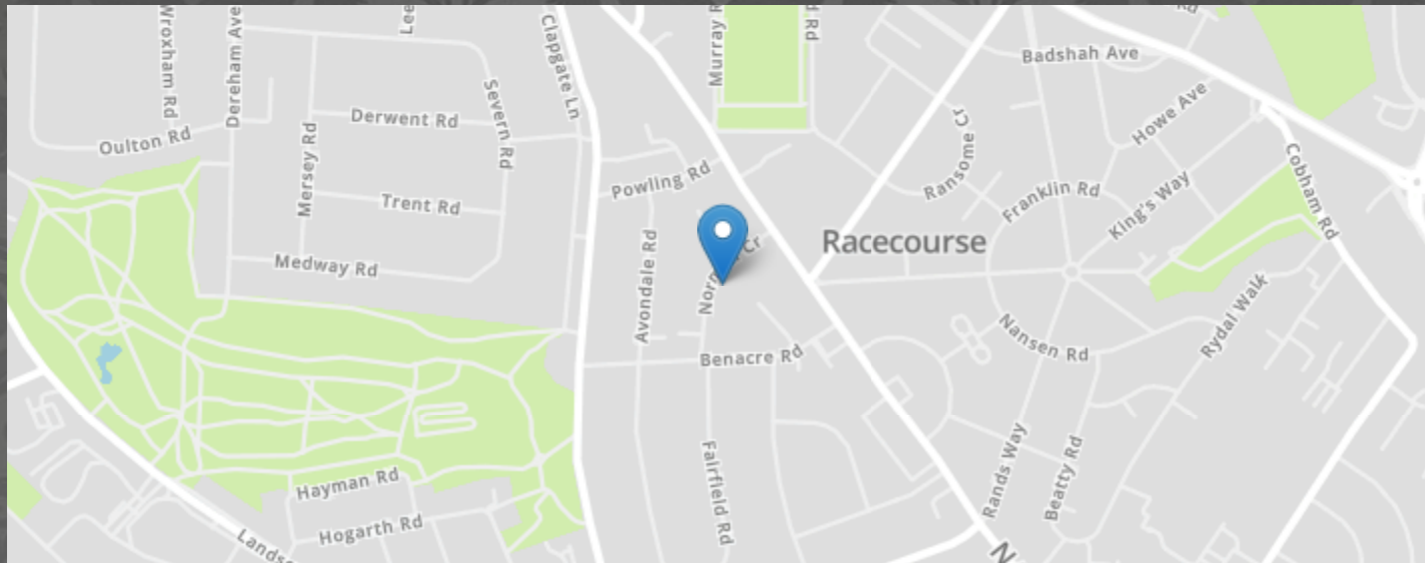


Norman Crescent, Ipswich



- GARAGE
- DOUBLE GLAZED
- THREE BEDROOM
- WELL KEPT AND WELL PRESENTED
- NO CHAIN
- GARDEN
- EXTENDED
- SEMI DETACHED
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES

MARKS & MANN

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contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Norman Crescent, Ipswich

Introduced to the market is this well presented and well kept three bedroom semi-detached home. The property is situated in an ideal location close to amenities and schools.

Internally the property benefits from, on the ground floor: Entrance hall, living room, dining/sitting room and kitchen. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the bathroom. Externally the property benefits from a well presented garden to the rear aspect, large single garage and garden to the front.

The property is being sold with no forward chain.

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

£270,000

Norman Crescent, Ipswich

Entrance hall

Front door, under stair storage, radiator.

Living room

3.950m x 3.700m (13' 0" x 12' 2")
Double glazed window to front aspect, radiator, feature fire place.

Dining room

3.350m x 3.550m (11' 0" x 11' 8")
Radiator.

Sitting room

2.400m x 2.450m (7' 10" x 8' 0")
Velux window, French doors to rear aspect, double glazed window/S to side aspects.

Kitchen

2.250m x 2.600m (7' 5" x 8' 6")
Integrated oven, hob, sink/draining board, double glazed window to rear aspect, door to side aspect

Landing

Loft hatch giving access to fully boarded loft storage area.

Bedroom one

3.700m x 3.700m (12' 2" x 12' 2")
Double glazed window to front aspect, window seating, radiator.

Bedroom two

3.700m x 3.550m (12' 2" x 11' 8")
Radiator, double glazed window to rear aspect, built in wardrobe/boiler housing, feature fire place.

Bedroom three

1.900m x 2.600m (6' 3" x 8' 6")
Double glazed window front aspect, radiator.

Bathroom

Double glazed window to rear aspect, heated towel rail, bath with electric shower over, low level WC, hand wash basin.

Rear garden

Patio, lawn.

Front garden

Paved pathway, lawn.

Garage

5.300m x 3.7m (17' 5" x 12' 2")
Large garage with power and lighting.

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 9JY 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 B
EPC rating: TBC

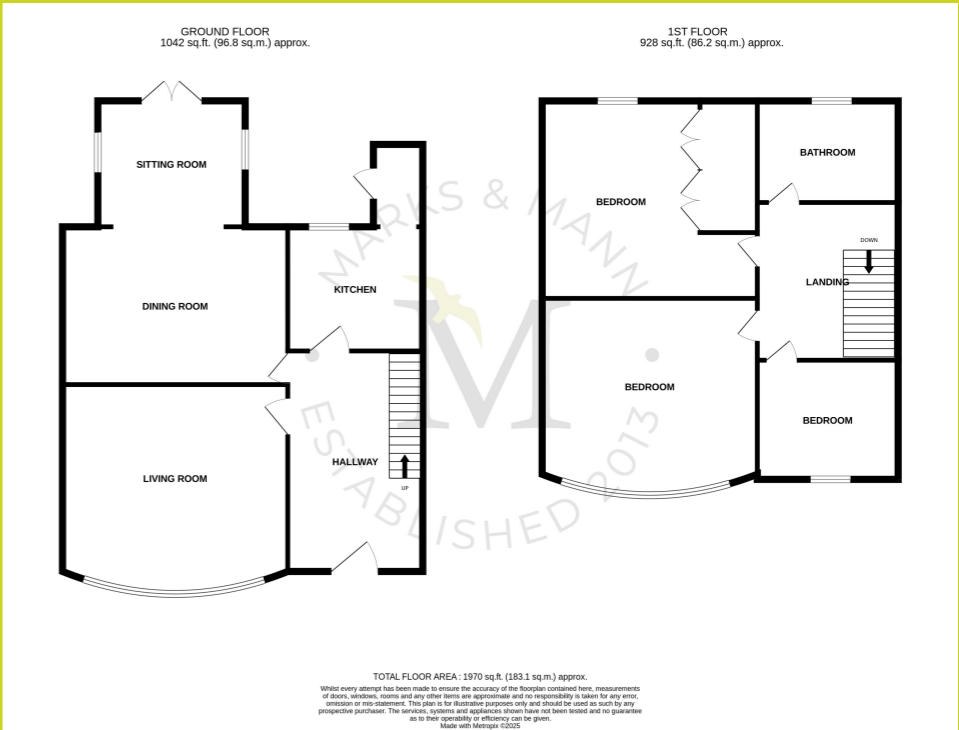
Norman Crescent, Ipswich

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 B.



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

