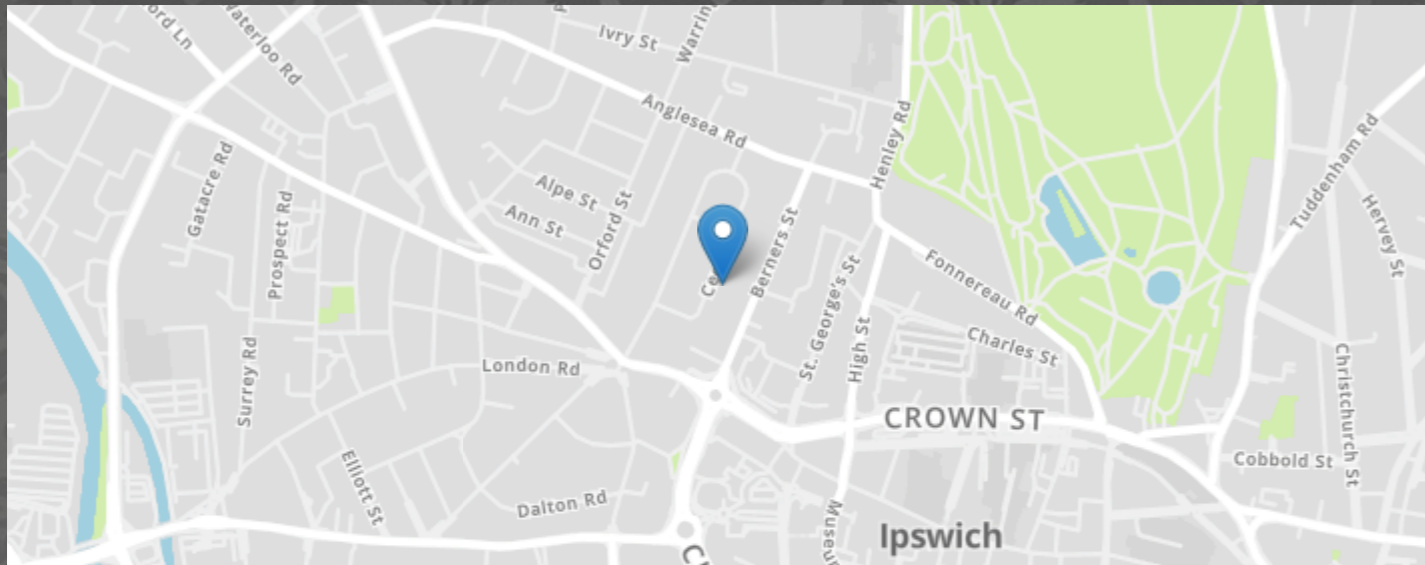


Cecil Road, Ipswich



- GAS CENTRAL HEATING
- OFF ROAD PARKING
- GROUND FLOOR WC
- CLOSE TO TOWN CENTER
- SITTING/DINING ROOM
- CONSERVATORY
- DOUBLE GLAZED WINDOWS
- THREE BEDROOM SEMI DETACHED FAMILY HOME

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Cecil Road, Ipswich

Marks and Mann are delight to offer for sale this THREE BEDROOM SEMI DETACHED HOUSE. Positioned in an ideal location of Ipswich close to schools, the town centre which offers a wealth of amenities, a short distance from Chirstchurch Park and access to the A12/A14.

Internally the layout comprises of Front door leading into hall, Sitting room/dining room leading to conservatory, kitchen, WC. Stairs to first floor, three bedrooms and bathroom. Rear garden is patio, grassed area and greenhouse. Added benefits include off road parking for two cars.

The home has been in the family for many years but is now ready for new owners to come in and make it their own.

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

£260,000

Cecil Road, Ipswich

Cecil Road, Ipswich

Entrance Hall

Radiator, leads to sitting/dining room, wc, kitchen, stairs to first floor

Sitting room/dining room

3.65m x 7.10m (12' 0" x 23' 4") Double glazed window to front aspect, archway to dining room, two radiators, fireplace, sliding doors to conservatory

Kitchen

2.70m x 2.73m (8' 10" x 8' 11") Double glazed window to rear garden. Electric cooker and hob, with extractor fan over, plumbing and space for washing machine and dishwasher, range of base and eye level units sink, tiled splashback. Double glazed door gives access to rear garden.

Conservatory

Double glazed windows, with door leading to rear garden.

Ground floor WC

Toilet and hand basin

Bedroom one

3.29m x 4.13m (10' 10" x 13' 7") Double glazed window to front aspect, Radiator

Bedroom two

Double glazed window to front aspect, Radiator

Bedroom 3

2.35m x 2.75m (7' 9" x 9' 0") Double aluminium window, radiator

Bathroom

1.44m x 1.71m (4' 9" x 5' 7") Double glazed window, radiator towel rail, bath, basin and toilet.

The Outside

Front has a low level brick walled area laid with gravel, off road parking for two cars, leads to front door and gate to rear garden comprising of small grassed area, patio, fish pond, borders have shrubs and plants, pathway to greenhouse and shed.

Location

Access to the A12/A14, close to town centre. An early viewing is advised.

Directions

Please use IP1 3NW as point of destination

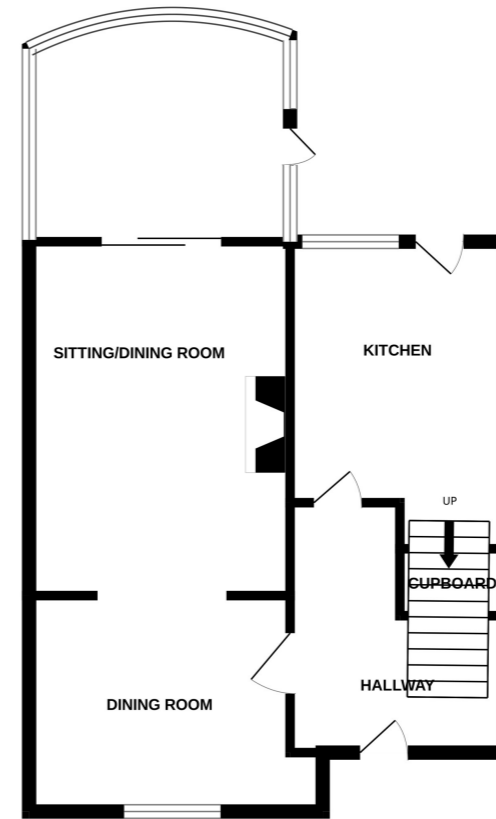
Disclaimer

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.

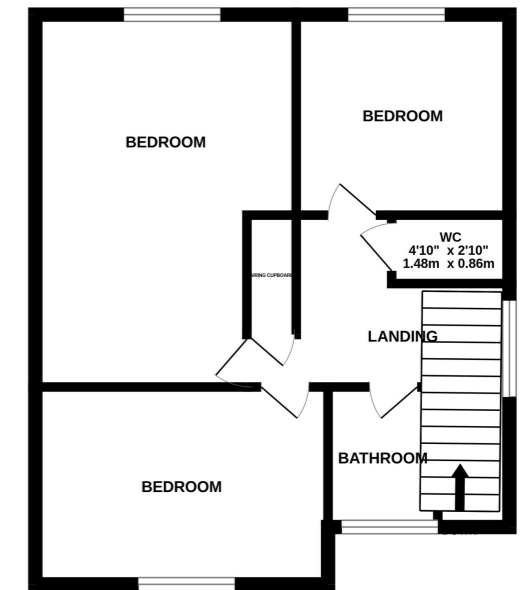
Money laundering regulations

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.

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.

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

