

- OFF ROAD PARKING
- SEMI DETACHED
- GAS CENTRAL HEATING
- NO FORWARD CHAIN
- CLOSE TO AMENITIES

- THREE BEDROOM
- GARDEN
- IDEAL LOCATION
- DOUBLE GLAZED
- CLOSE TO SCHOOLS

MARKS & MANN



Nelson Road, Ipswich

We are delighted to bring this three bedroom semi-detached home to the market for sale. The property is positioned in an ideal location close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room/diner and kitchen. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the bathroom. Externally the property benefits from off road parking for multiple vehicles to the front aspect and to the rear aspect is a well kept garden plus a garage/lean to.

The property is being sold with no forward chain.

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

£300,000

MARKS & MANN

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Nelson Road, Ipswich

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Entrance hall

Radiator, front door, understairs storage/boiler housing.

Living room/diner

8.45m x 3.58m (27' 9" x 11' 9")

Double glazed window to front aspect, radiator X2, sliding door to rear aspect.

Kitchen

2.06m x 2.82m (6' 9" x 9' 3")

Sink/draining board, double glazed window to side aspect, integrated oven, hob, extractor, door to rear aspect.

Landing

Double glazed window to side aspect, loft hatch (Loft not boarded)

Bedroom one

4.53m x 3.52m (14' 10" x 11' 7")

Double glazed window to front aspect, radiator.

Bedroom two

3.18m x 3.80m (10' 5" x 12' 6")

Double glazed window to front aspect, radiator.

Bedroom three

2.13m x 2.83m (7' 0" x 9' 3")

Double glazed window to rear aspect, radiator.

Bathroom

Bath with shower over, double glazed window to front aspect, radiator, low level WC, hand wash basin.

Garden

Patio, lawn, shed, raised flower beds.

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 IP4 4DT as a 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 C

EPC rating: TBC

Disclaimer

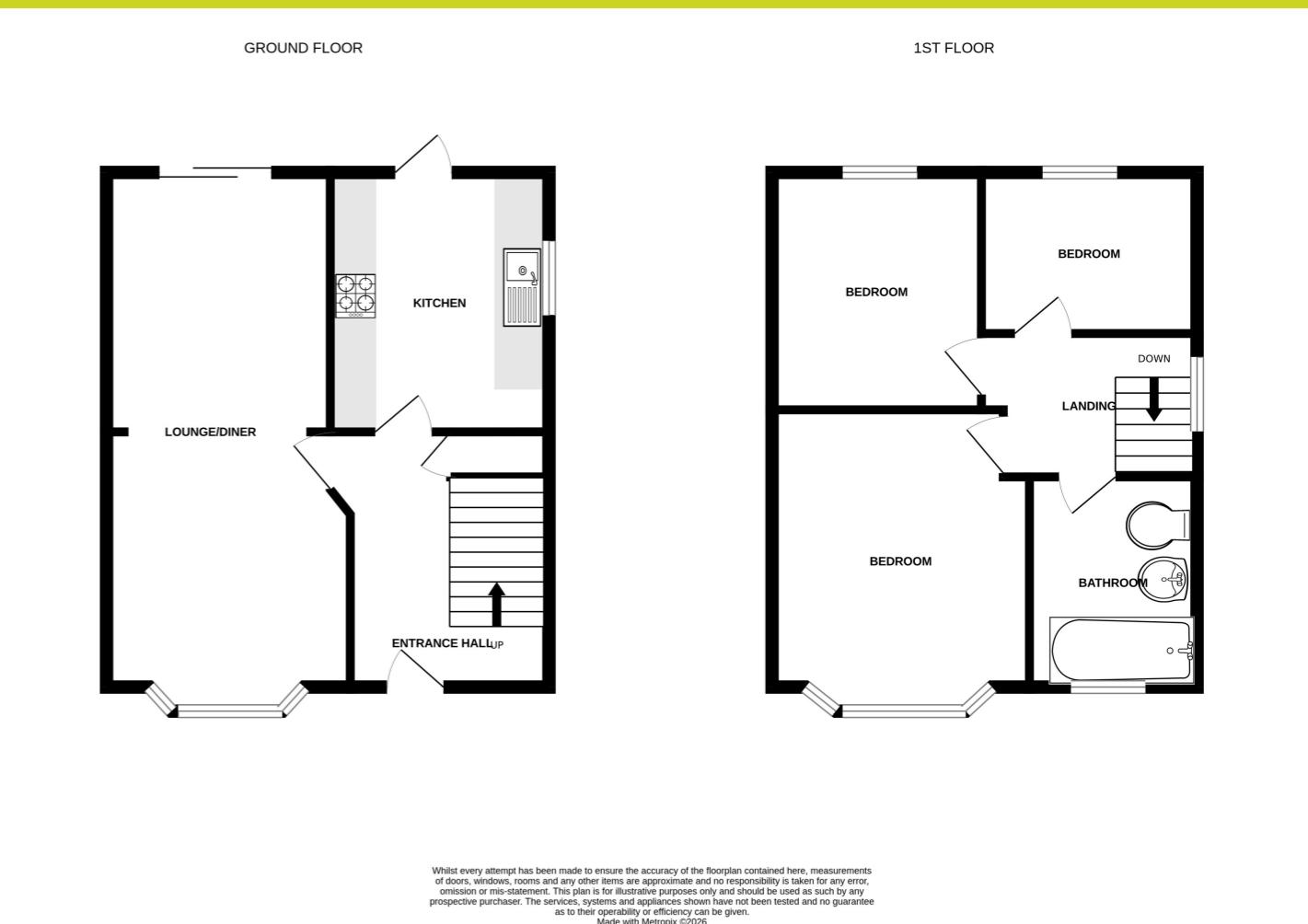
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Money Laundering Regulations

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 C.



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

