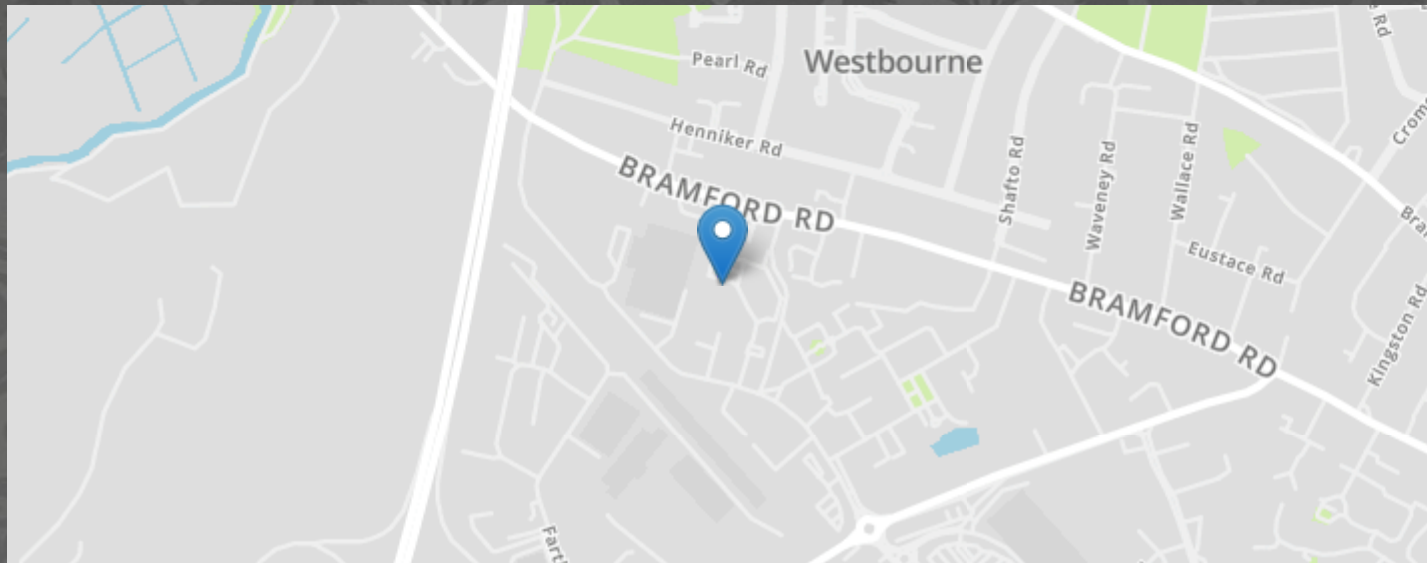


Mimas Way, Ipswich



- CARPORT
- WELL KEPT
- IDEAL LOCATION
- CLOSE TO AMENITIES
- GAS CENTRAL HEATING
- GARDEN
- THREE BEDROOM
- EASY ACCESS TO A12 AND A14
- DOUBLE GLAZED
- EN SUITE

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Mimas Way, Ipswich

We are pleased to be marketing this well kept and well presented three bedroom home. The property is positioned in an ideal location close to amenities and gives easy access to the A12 and A14.

Internally the property benefits from, on the ground floor: Entrance hall, living room, kitchen/diner and cloakroom. To the first floor: Landing, bedroom one, bedroom two which features an En-suite, bedroom three and the family bathroom. Externally the property benefits from a carport to the side aspect and a well presented garden to the rear aspect.

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

£300,000

Mimas Way, Ipswich

Entrance hall

Front door, radiator.

Living room

16' 5" x 11' 5" (5.00m x 3.48m)
Double glazed window to front aspect, radiator.

Kitchen/diner

15' 5" x 14' 6" max (4.70m x 4.42m max)
Double glazed window to rear aspect, French doors to rear aspect, radiator, sink/draining board, hob, integrated oven, fridge freezer, dishwasher, washing machine, extractor.

Cloakroom

Low level WC, hand wash basin, radiator.

Landing

Radiator.

Bedroom one

15' 6" x 10' 1" (4.72m x 3.07m)
Dual aspect double glazed windows to the rear aspect, radiator.

En-suite

Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan, ceiling spot lights.

Bedroom two

11' x 8' 1" (3.35m x 2.46m)
Double glazed windows to the front aspect, radiator.

Bedroom three

8' 7" x 6' 8" max (2.62m x 2.03m max)
Double glazed windows to the front aspect, radiator.

Bathroom

Low level WC, hand wash basin, bath with shower over, extractor fan, ceiling spot lights, heated towel rail.

Garden

Lawn, patio, decking, shed.

Parking

Carport to side aspect.

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 IP1 5ET 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 C
EPC rating: B

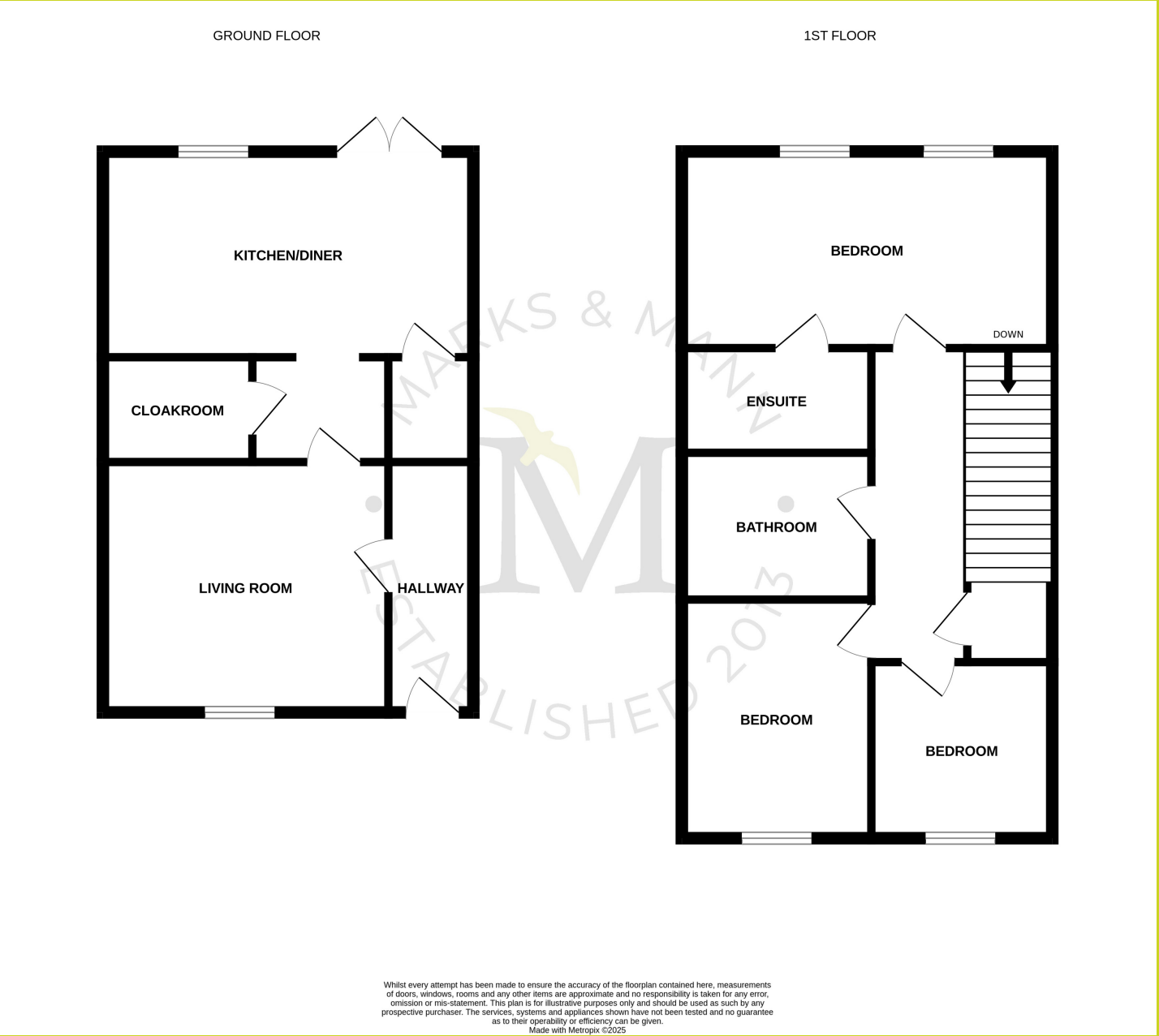
Disclaimer

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 C.

Mimas Way, Ipswich



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

