

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# MARKS & MANN



## Norwich Road, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this well presented THREE BEDROOM SEMI DETACHED FAMILY HOME situated towards the North/West side of Ipswich. This accommodation comprises of entrance hallway, lounge/dining room, 2nd reception room, kitchen, three bedrooms and a family bathroom to the first floor.

Benefits include being double glazed windows, gas central heating via radiators, front and rear gardens, close to local amenities and provides convenient access to the A14.

Early viewing is advised!!!

**£270,000**

# MARKS & MANN

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

01473 396 296

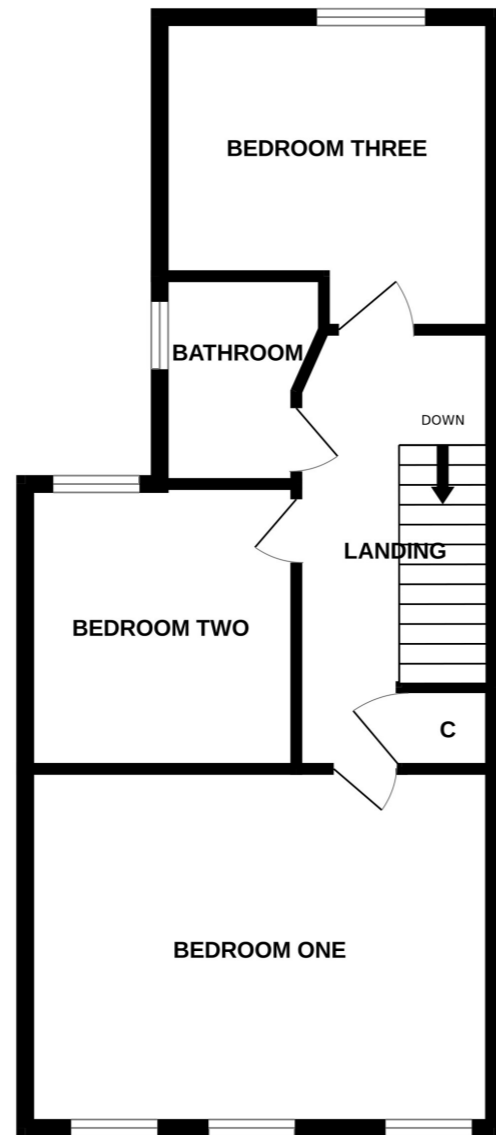
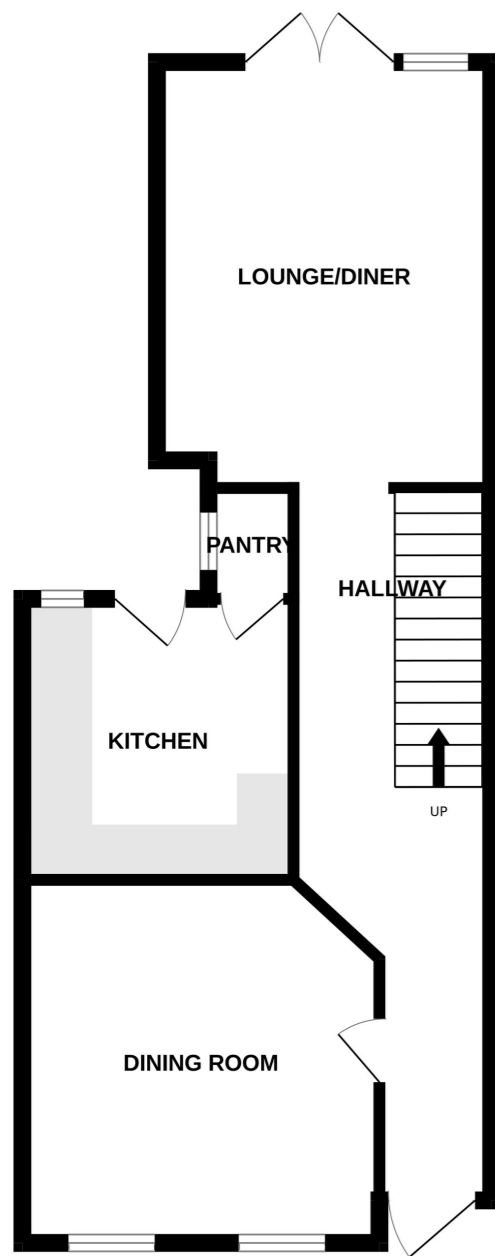
contactipswich@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

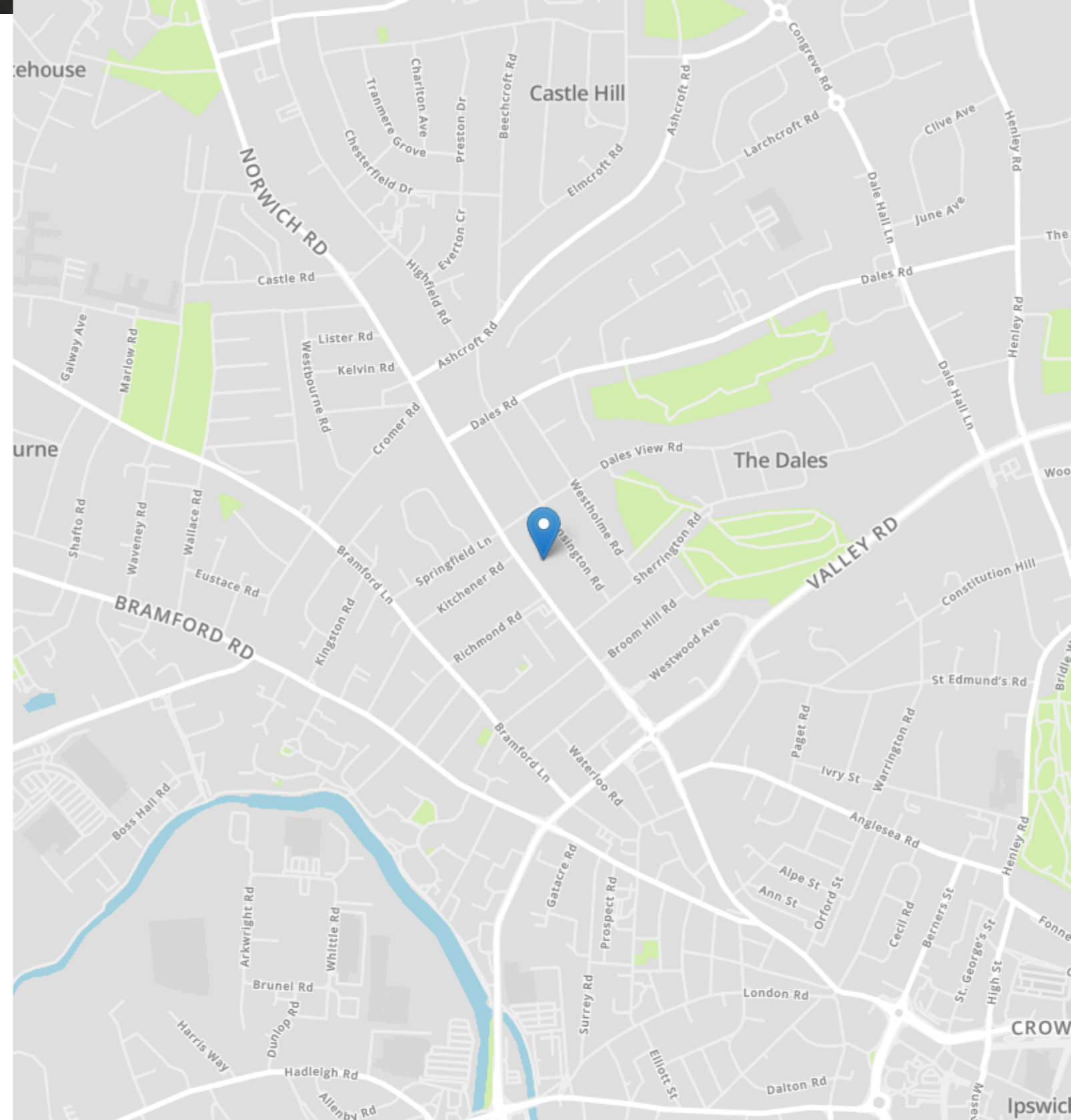


GROUND FLOOR

1ST 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.  
Made with Metropix ©2023



# MARKS & MANN

99 - 101 Penshurst Road, Ipswich, Suffolk, IP3 8QB.  
Landline 01473 396296  
Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

- THREE BEDROOMS
- NORTH/WEST IPSWICH
- KITCHEN
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING

- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- FRONT & ENCLOSED REAR GARDEN
- VIEWING ADVISED!!!

### **Front**

Low level wood fencing to sides. Path leading to entrance door. Laid to lawn. Mature plants and shrub border. Pathway to the front door.

### **Hallway**

Double glazed entrance door to front. Stairs leading to first floor. Under stairs cupboard. Wood flooring. Radiator. Doors to:

### **Dining Room**

3.65m x 3.34m (12' 0" x 10' 11")  
Two double glazed windows to front. Picture rail. Feature fireplace. Radaitor.

### **Kitchen**

2.77m x 2.75m (9' 1" x 9' 0")  
Double glazed window to rear. Double glazed door to rear. Range of eye level units. Range of base level units with cupboards and drawers. Sink and drainer unit with mixer tap over. Tiled walls. Integrated oven and hobs with extractor hood over. Integrated fridge freezer and dishwasher. Tiled flooring. Door to pantry with double glazed window to side and space for washing machine.

### **Lounge/Diner**

5.56m x 2.91m (18' 3" x 9' 7")  
Double glazed window to rear. Double glazed french doors to rear. Wood flooring. Electric feature fire. Spot lighting. Coved. Radiator.

### **Landing**

Loft access. Storage cupboard. Doors to:

### **Bedroom One**

4.46m x 3.64m (14' 8" x 11' 11")  
Three double glazed windows to front. Laminate style flooring. Coved. Radiator.

### **Bedroom Two**

2.75m x 2.74m (9' 0" x 9' 0")  
Double glazed window to rear. Laminate style flooring. Dado rail. Coved. Radiator.

### **Bedroom Three**

3.32m x 3.11m (10' 11" x 10' 2")  
Double glazed window to rear. Laminate style flooring. Coved. Dado rail. Radiator.

### **Family Bathroom**

Double glazed window to rear. Corner shower. Low level WC. Hand wash basin. Splashback board. Tiled flooring. Heated towel rail. Extractor fan. Inset wall lighting.

### **Rear Garden**

Fully enclosed. Wooden fencing sides and rear. Patio area. Inset lighting. Steps leading to shingle area. Shed.

### **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.

### **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 is band B.