

Malkin Close, Ipswich



- THREE BEDROOM SEMI DETACHED HOUSE
- GROUND FLOOR CLOAKROOM, ENSUITE TO MASTER BEDROOM & FIRST FLOOR FAMILY BATHROOM
- DOUBLE GLAZING & GAS HEATING VIA RADIATORS
- ENCLOSED REAR GARDEN
- WEST IPSWICH
- KITCHEN/DINER
- TWO ALLOCATED PARKING SPACES

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

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We are delighted to be marketing this well kept and well presented three bedroom semi-detached home. Positioned on West side of Ipswich the property is positioned in a quiet road but conveniently close to amenities and easy access to the 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, bedroom three/office and the bathroom. Externally the property benefits from two allocated parking spaces to the front aspect and a garden to the rear which features patio space, lawn and garden shed.

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

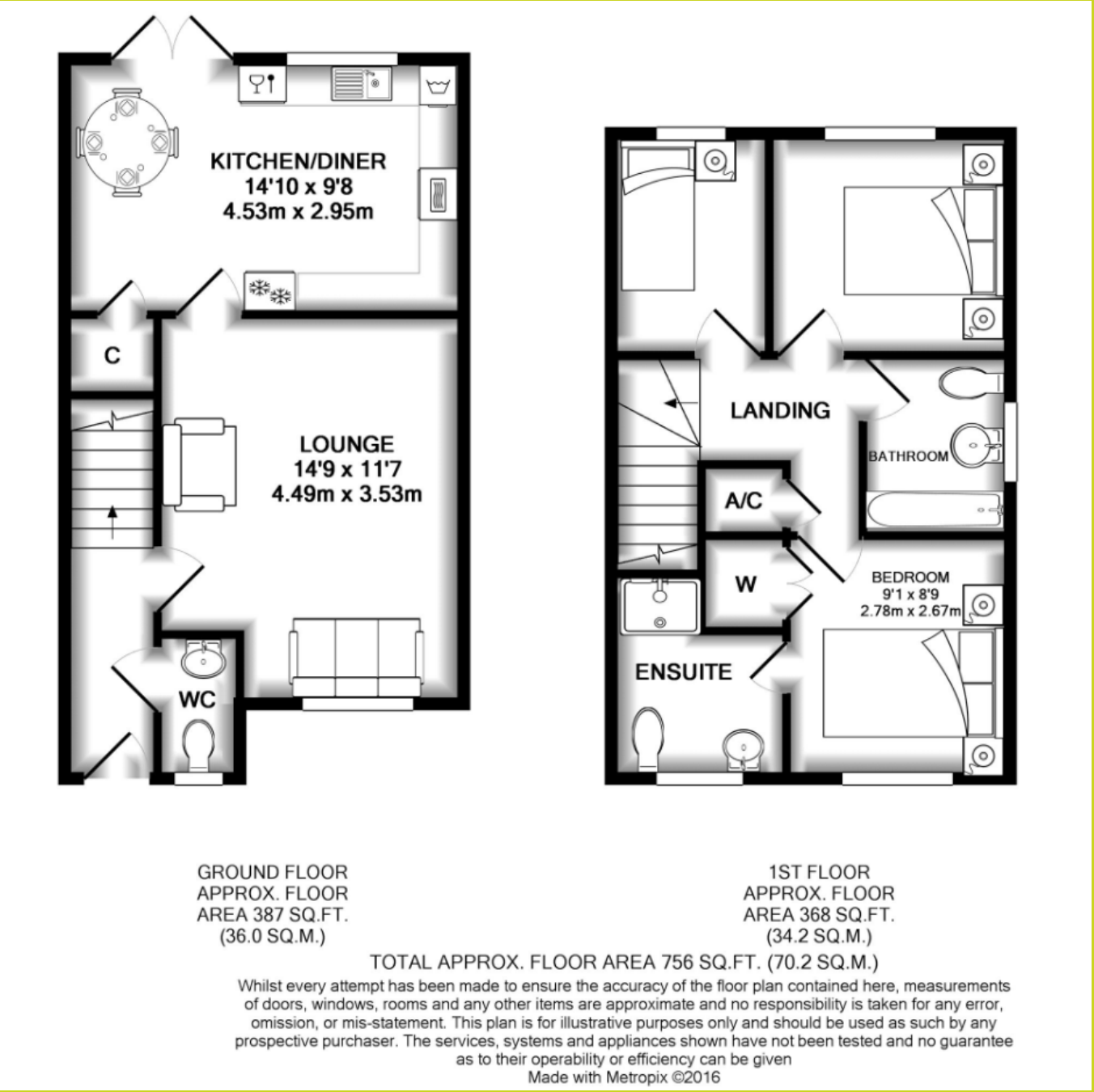
£280,000

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Hallway	
Front door, radiator.	
Cloakroom	
Double glazed window to front. Low-level WC. Wash hand basin. Tiled splashbacks. Radiator. Vinyl style flooring.	
Lounge	
14' 9" x 11' 7" (4.49m x 3.53m) Double glazed window to front. Radiator.	
Kitchen/Diner	
14' 10" x 9' 8" (4.53m x 2.95m) Double glazed window to rear. Double glazed French doors opening on to the rear garden. Range of eye level units and range of base units with cupboards and drawers. Single drainer sink unit with mixer tap. Fitted electric oven and gas hob with extractor hood over. Space for fridge/freezer, washing machine and dishwasher. Radiator. Spalshbacks.	
Landing	
Loft access. Airing cupboard. Doors to:	
Bedroom One	
9' 2" x 8' 10" (2.79m x 2.68m) Double glazed window to front. Radiator. Built in wardrobe. Door to:	
Ensuite	
Double glazed window to front. Pedestal wash hand basin. Low-level WC. Radiator. Separate shower cubicle Tiled splashbacks.	
Bedroom Two	
8' 8" x 8' 5" (2.65m x 2.56m) Double glazed window to rear. Radiator.	
Bedroom Three	
8' 4" x 5' 11" (2.55m x 1.80m) Double glazed window to rear. Radiator.	
Bathroom	
6' 8" x 5' 7" (2.03m x 1.70m) Double glazed window to side. Panelled bath. Pedestal wash hand basin. Low-level WC. Tiled splashbacks. Radiator. Vinyl style flooring.	

Rear Garden	
Panelled fencing to sides and rear. Laid to lawn. Patio and decking area. Shed.	
Council Tax Band	
At the time of instruction the council tax band for this property is band B.	
Outside	
Allocated parking to front aspect 2x spaces, side access on to rear garden which features patio space, lawn and garden shed.	
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	
Directions	
Using a SatNav, please use IP1 6FE as the point of destination.	
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.	
Disclaimer	
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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.	
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The above floor plans are not to scale and are shown for indication purposes only.

