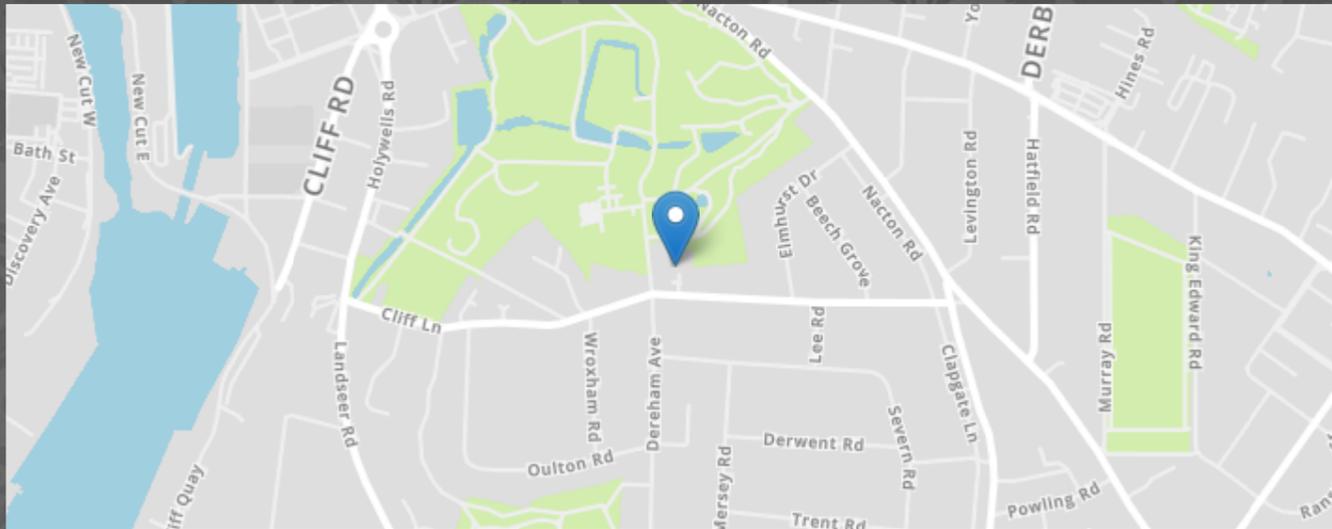


## Cliff Lane, Ipswich



- NO CHAIN
- COMMUNAL GARDEN
- ONE BEDROOM
- LIFT ACCESS

- SECURED BUILDING ACCESS
- EASY ACCESS TO HOLYWELLS PARK
- CLOSE TO LOCAL AMENITIES
- WELL KEPT

# MARKS & MANN



## Cliff Lane, Ipswich

We are delighted to offer this first floor one bedroom retirement property. The property is positioned in an ideal location close to amenities.

Internally the property benefits from, the entrance hall, living room, kitchen, bedroom and shower room. Externally the property benefits from gated access to shared carpark and communal garden areas.

The property is being sold with no forward chain.

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

**£110,000**

# 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)

# Cliff Lane, Ipswich

## Front door to

## Entrance Hall

Storage cupboard housing water tank.

## Living Room

5.28m x 3.42m (17' 4" x 11' 3")  
Electric fireplace, storage heater, double glazed window to front aspect.

## Kitchen

2.76m x 1.81m (9' 1" x 5' 11")  
Double glazed window to side aspect, extractor hob, integrated oven, integrated fridge and freezer.

## Shower Room

Shower cubicle, hand wash basin, low level WC.

## Bedroom

2.71m x 4.90m (8' 11" x 16' 1")  
Double glazed window to front aspect, radiator, built in wardrobe.

## Communal Garden

Mostly laid to lawn, flower beds and seating area.

## Parking

Shared parking with gated access.

## 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 IP3 0PE as the point of destination.

## Important Information

Tenure -Leasehold.  
Services - we understand that mains electricity, water and drainage are connected to the property.  
Council tax band B  
EPC rating: TBC

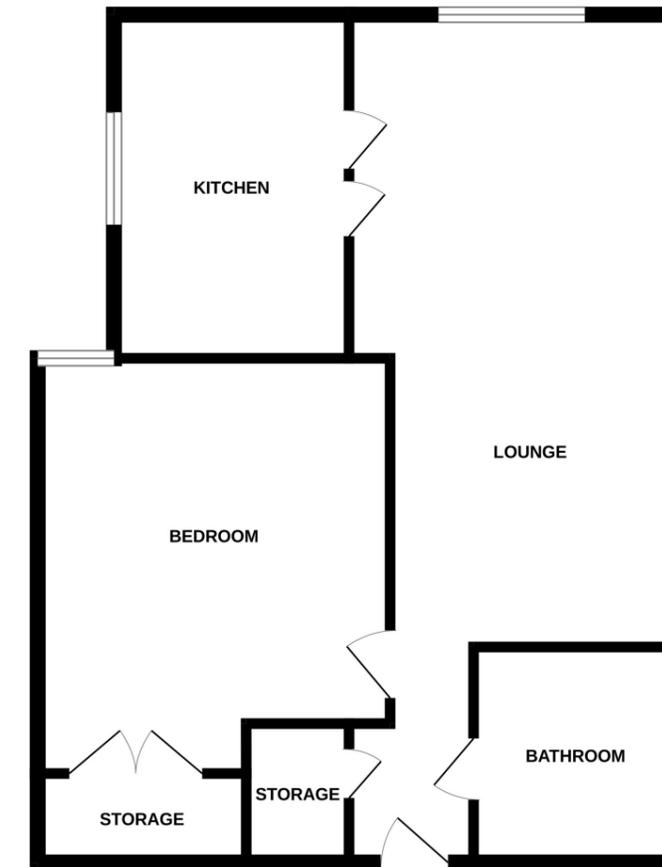
## Disclaimer

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 B

# Cliff Lane, Ipswich



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.

