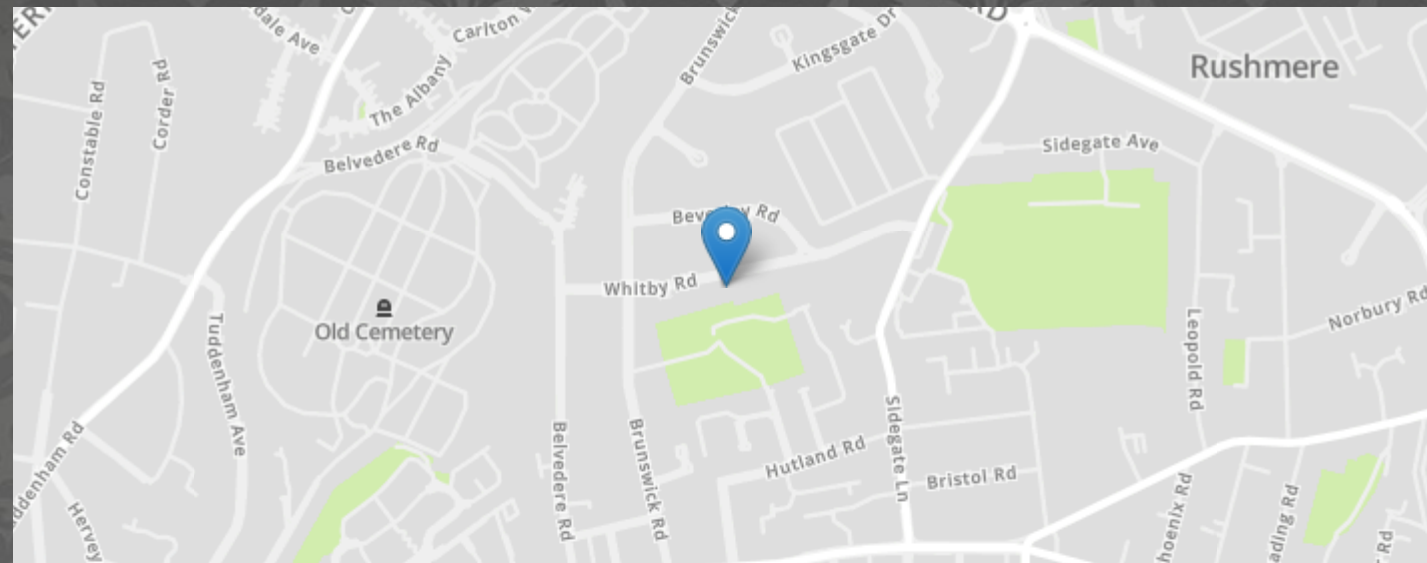


## Whitby Road, Ipswich



- **THREE BEDROOM**
- **EN-SUITE**
- **OFF ROAD PARKING**
- **GAS CENTRAL HEATING**
- **IDEAL LOCATION**
- **GARDEN**
- **EXTENDED**
- **DOUBLE GLAZED**
- **CLOAKROOM**
- **WELL KEPT AND WELL PRESENTED**

# MARKS & MANN

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

# MARKS & MANN



## Whitby Road, Ipswich

We are pleased to introduce this well kept extended three bedroom semi-detached home 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, sitting room/dining space, utility, study/third reception room and cloakroom. To the first floor: Landing, bedroom one which features a walk in wardrobe and En-suite, bedroom two, bedroom three and the family bathroom. Externally the property benefits from off road parking and well kept garden to the rear aspect.

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

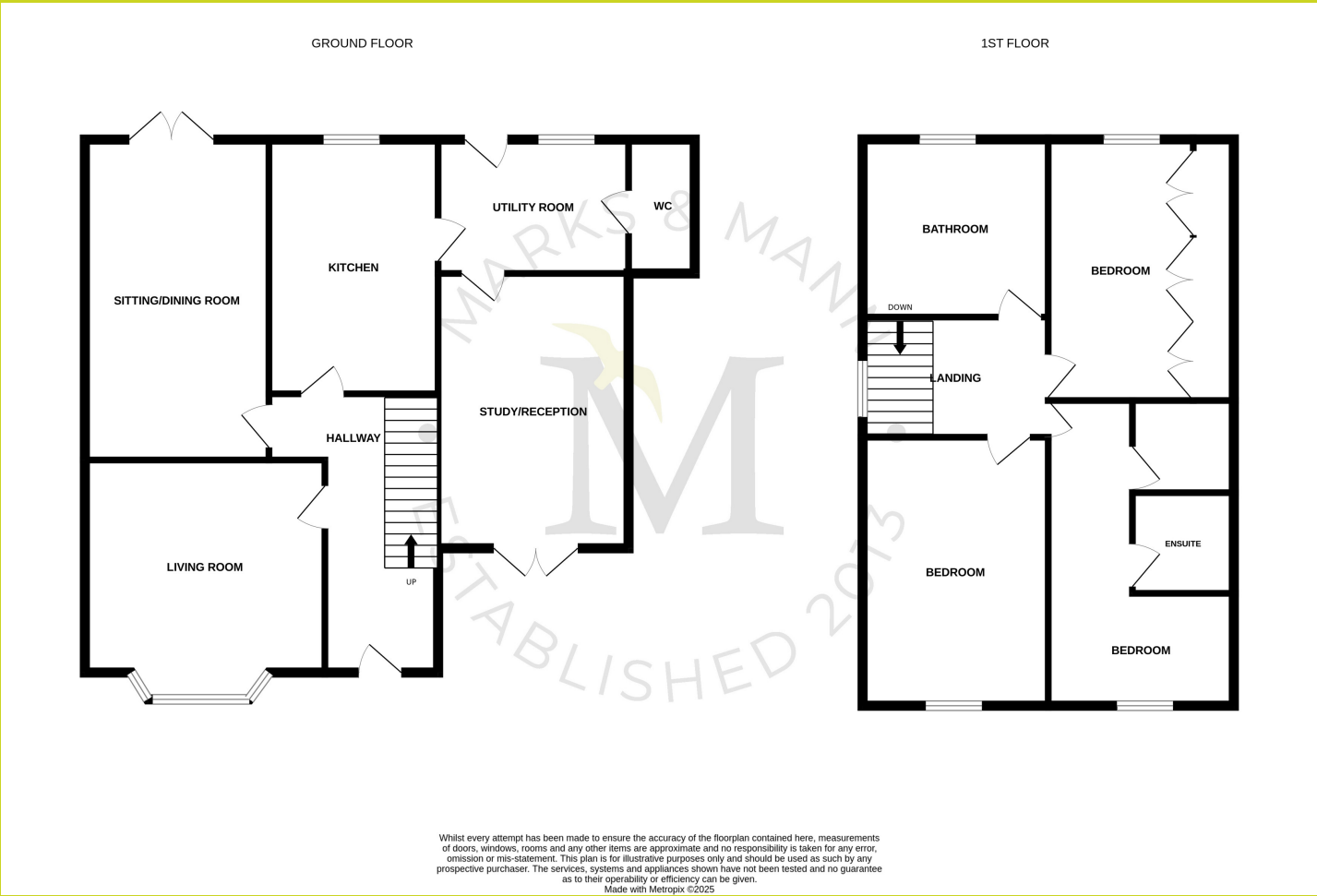
**£400,000**



Whitby Road, Ipswich

<b>Entrance hall</b>  Front door, under stair storage, radiator.	<b>Bedroom three</b>  2.33m x 4.49m (7' 8" x 14' 9") Double glazed window to rear aspect, radiator.
<b>Living room</b>  3.68m x 4.04m (12' 1" x 13' 3") Bay window to front aspect, radiator.	<b>Bathroom</b>  Hand wash basin, low level WC, bath with shower over, double glazed window to front aspect.
<b>Dining room/sitting area</b>  3.03m x 6.27m (9' 11" x 20' 7") French door to rear aspect, radiator.	<b>Garden</b>  Decking, patio, brick built shed.
<b>Kitchen</b>  2.32m x 5.12m (7' 7" x 16' 10") Extractor, sink/draining board, double glazed window to rear aspect, radiator.	<b>Location</b>  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.
<b>Utility</b>  2.44m x 2.46m (8' 0" x 8' 1") Sink/draining board, double glazed window to rear aspect, door to rear aspect, radiator.	<b>Directions</b>  Using a SatNav, please use IP4 4AF as the point of destination.
<b>Study/third reception room</b>  3.13m x 4.54m (10' 3" x 14' 11") French door to front aspect, radiator.	<b>Important information</b>  Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band C EPC rating: TBC
<b>Cloakroom</b>  Low level WC, double glazed window to rear aspect.	<b>Disclaimer</b>  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.
<b>Landing</b>  Double glazed window to side aspect.	<b>Money Laundering Regulations</b> 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.
<b>Bedroom one</b>  2.84m x 5.88m (9' 4" x 19' 3") Double glazed window to rear aspect, radiator, walk in wardrobe.	<b>Council Tax Band</b> At the time of writing the council tax band for this property is band C.
<b>En-suite</b>  Bath with shower over, hand wash basin, low level WC.	
<b>Bedroom two</b>  2.67m x 4.19m (8' 9" x 13' 9") Double glazed window to front aspect, radiator, fitted wardrobe.	

Whitby Road, Ipswich



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

