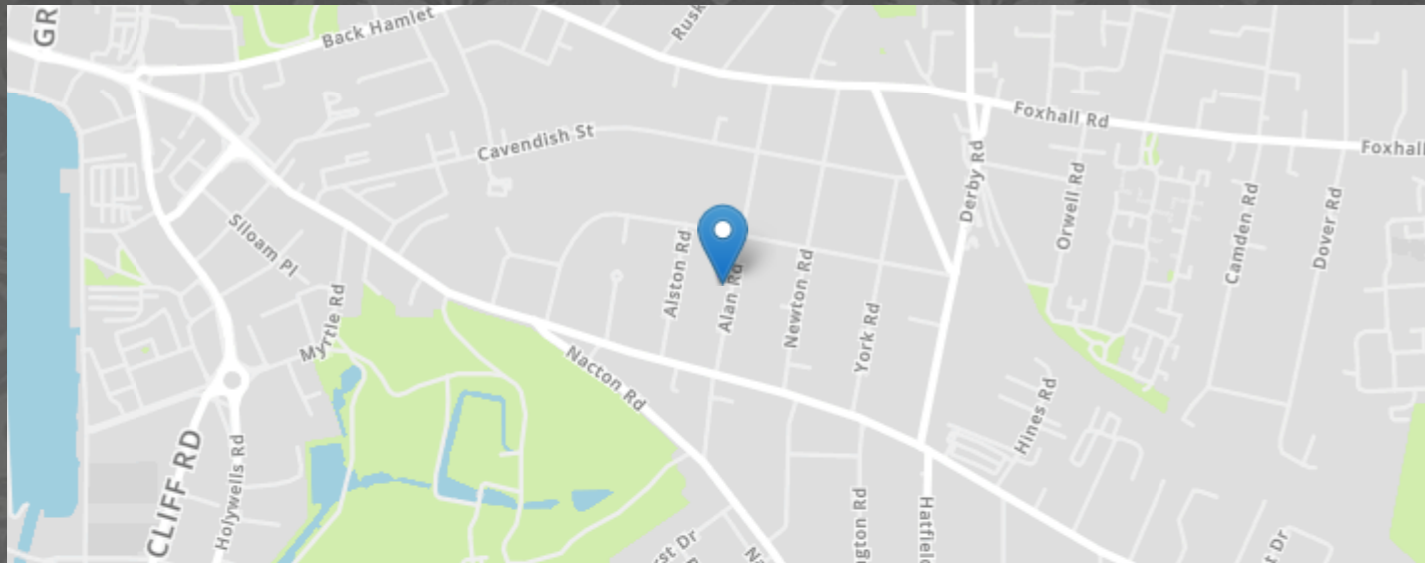


Alan Road, Ipswich



- OFF ROAD PARKING
- EAST IPSWICH
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- GARDEN
- THREE BEDROOMS
- WELL KEPT
- CLOSE TO SCHOOLS

MARKS & MANN

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01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Alan Road, Ipswich

We are pleased to be marketing for sale this well kept and well presented three bedroom property positioned in an ideal location on the East side of Ipswich.

Internally the property benefits from, on the ground floor: Porch, living room/dining area, kitchen, bathroom. To the first floor: Bedroom one, bedroom two and bedroom three. Externally the property benefits from off road parking for multiple vehicles and a West facing garden to the rear which features a patio area, lawn and shed.

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

£225,000

Alan Road, Ipswich

Alan Road, Ipswich

Porch

UPVC Entrance door

Living room/dining area

4.43m x 7.30m (14' 6" x 23' 11")

Double glazed window to front aspect, double glazed patio doors to rear aspect, radiator.

Kitchen

2.44m x 2.45m (8' 0" x 8' 0")

Sink/draining board, worktop surfaces, tiled splash back, extractor fan, gas hob and oven, plumbing for washing machine, window to side and UPVC door to rear.

Bathroom

2.12m x 2.31m (6' 11" x 7' 7")

Double glazed frosted window to rear aspect, bath, shower, low level w/c, basin.

Landing

Storage cupboard

Bedroom one

3.10m x 3.68m (10' 2" x 12' 1")

Door from landing, double glazed window to front aspect, radiator.

Bedroom two

4.41m x 3.10m (14' 6" x 10' 2")

Door from landing, double glazed window to rear aspect, radiator, door to third bedroom.

Bedroom

2.47m x 2.45m (8' 1" x 8' 0")

Door from bedroom two, radiator, double glazed window to rear aspect.

Garden

Patio, laid to lawn, 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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money Laundering Regulations

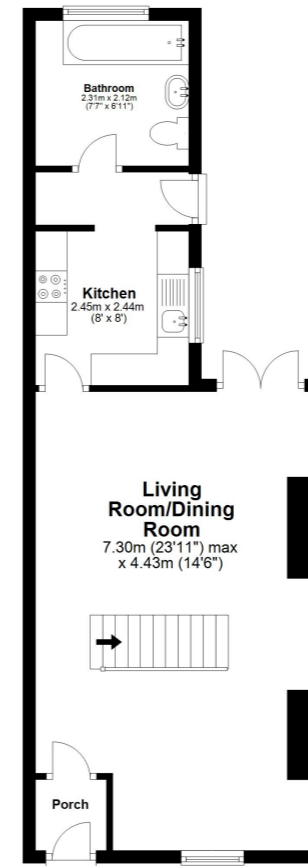
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band

Ask agent

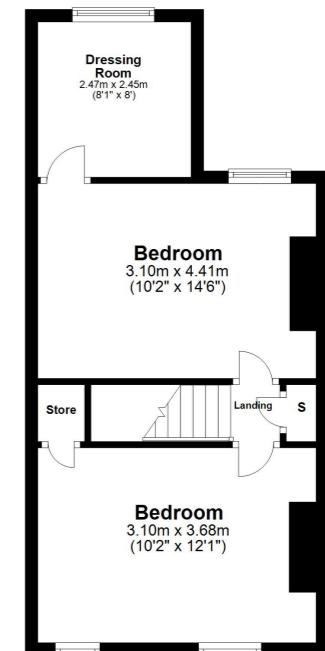
Ground Floor

Approx. 45.8 sq. metres (492.9 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



Total area: approx. 81.6 sq. metres (878.7 sq. feet)

Alan Road



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	