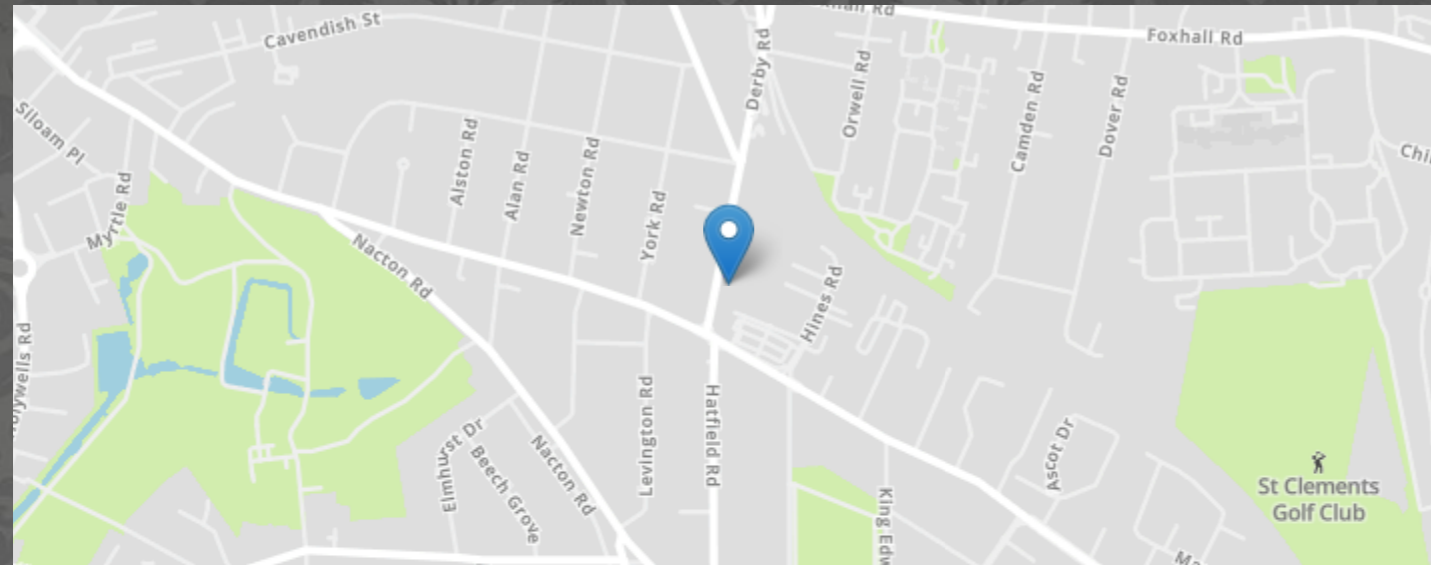


Derby Road, Ipswich



- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- THREE BEDROOMS
- CHAIN FREE
- CLOSE TO TRAIN STATION
- GARDEN
- GARAGE
- TWO RECEPTION ROOMS
- IDEAL LOCATION
- CLOSE TO AMENITIES
- EN-SUITE

MARKS & MANN

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MARKS & MANN



Derby Road, Ipswich

We are pleased to be marketing this spacious three bedroom detached home on Derby road. Positioned in an ideal location the property sits close to schools, amenities and a short distance from the train station.

Internally the property the property benefits from, on the ground floor: Porch, entrance hall, dining room, study, kitchen/dining area, living room and cloak room. To the first floor, bedroom one which benefits from an En-suite, bedroom two which benefits from a dressing room/WC, bedroom three and the family bathroom. Externally the property benefits from off road parking for multiple vehicles plus a garage, workshop/laundry room, external WC and rear garden which features patio area, lawn, flower beds, brick built storage shed and sun room.

The property is being sold with no forward chain.

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

£280,000

Derby Road, Ipswich

Porch

Front door.

Entrance hall

Front door, radiator.

Dining room

3.368m x 4.687m (11' 1" x 15' 5")
Double glazed window to front aspect, electric heater, radiator.

Study

2.438m x 2.865m (8' 0" x 9' 5")
Double glazed window rear aspect, window to side aspect, radiator.

Kitchen

2.571m x 6.031m (8' 5" x 19' 9")
Double glazed window/S to side aspects x2, integrated oven, hob, sink//draining board, boiler, radiator.

Living room

3.034m x 5.450m (9' 11" x 17' 11")
Double glazed window to side aspect, sliding doors to the rear aspect, electric fire place, radiator.

Workshop/laundry room

Cloakroom

Basin, low level W/C.

Landing

Double glazed window to side aspect, airing cupboard.

Bedroom one

3.316m x 3.387m (10' 11" x 11' 1")
Double glazed window to rear aspect, radiator.

En-suite

Double glazed window to rear aspect, shower cubicle, basin, low level WC, radiator.

Bedroom two

2.836m x 4.176m (9' 4" x 13' 8")
Double glazed window to front aspect, fitted wardrobe, radiator.

Dressing room/W/C

Double glazed window to front aspect, fitted wardrobe, low level WC, basin, radiator.

Bedroom three

2.844m x 2m (9' 4" x 6' 7")
Double glazed window to front aspect, fitted wardrobe, radiator.

Bathroom

Double glazed window to rear, basin, low level WC, bidet, radiator.

Garden

Patio, lawn, external WC, brick built storage shed, sun room.

Gargage

Derby Road, Ipswich

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 C.



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

