

- TWO BEDROOM
- TWO BATHROOMS
- GARDEN
- CLOSE TO AMENITIES
- GAS CENTRAL HEATING

- DOUBLE GLAZED
- TWO RECEPTION ROOMS
- IDEAL LOCATION
- CLOSE TO SCHOOLS

**MARKS & MANN**



## Hutland Road, Ipswich

We are pleased to bring this two bedroom property to the market for sale. The property is situated in an ideal location close to schools and amenities.

Internally the property benefits from, on the ground floor: Living room, dining room, kitchen, lobby and shower room. To the first floor: Landing, bedroom one featuring an En-suite bathroom and bedroom two. Externally the property benefits from stoned garden space to the front and a garden to the rear aspect.

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

**£200,000**

**MARKS & MANN**

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# Hutland Road, Ipswich

## Living room

3.48m x 3.55m (11' 5" x 11' 8")

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

## Diner

3.48m x 3.48m (11' 5" x 11' 5")

storage cupboard, door to rear aspect, radiator.

## Kitchen

2.75m x .96m (9' 0" x 3' 2")

Double glazed window to side aspect, sink/draining board, hob, extractor.

## Shower room

1.65m x 1.75m (5' 5" x 5' 9")

Shower cubicle, heated towel rail, hand wash basin, low level WC, double glazed window to side aspect.

## Bedroom one

3.48m x 3.48m (11' 5" x 11' 5")

Double glazed window to rear aspect, radiator.

## Bedroom two

3.47m x 3.48m (11' 5" x 11' 5")

Double glazed window to front aspect, radiator.

## En-suite/Bathroom

Bath, hand wash basin, low level WC, double glazed window to rear aspect, heated towel rail.

## Garden

Patio, artificial lawn.

## 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 IP4 4EZ as the point of destination.

## Important information

Tenure - Freehold.

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band A

EPC rating: C

## 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.

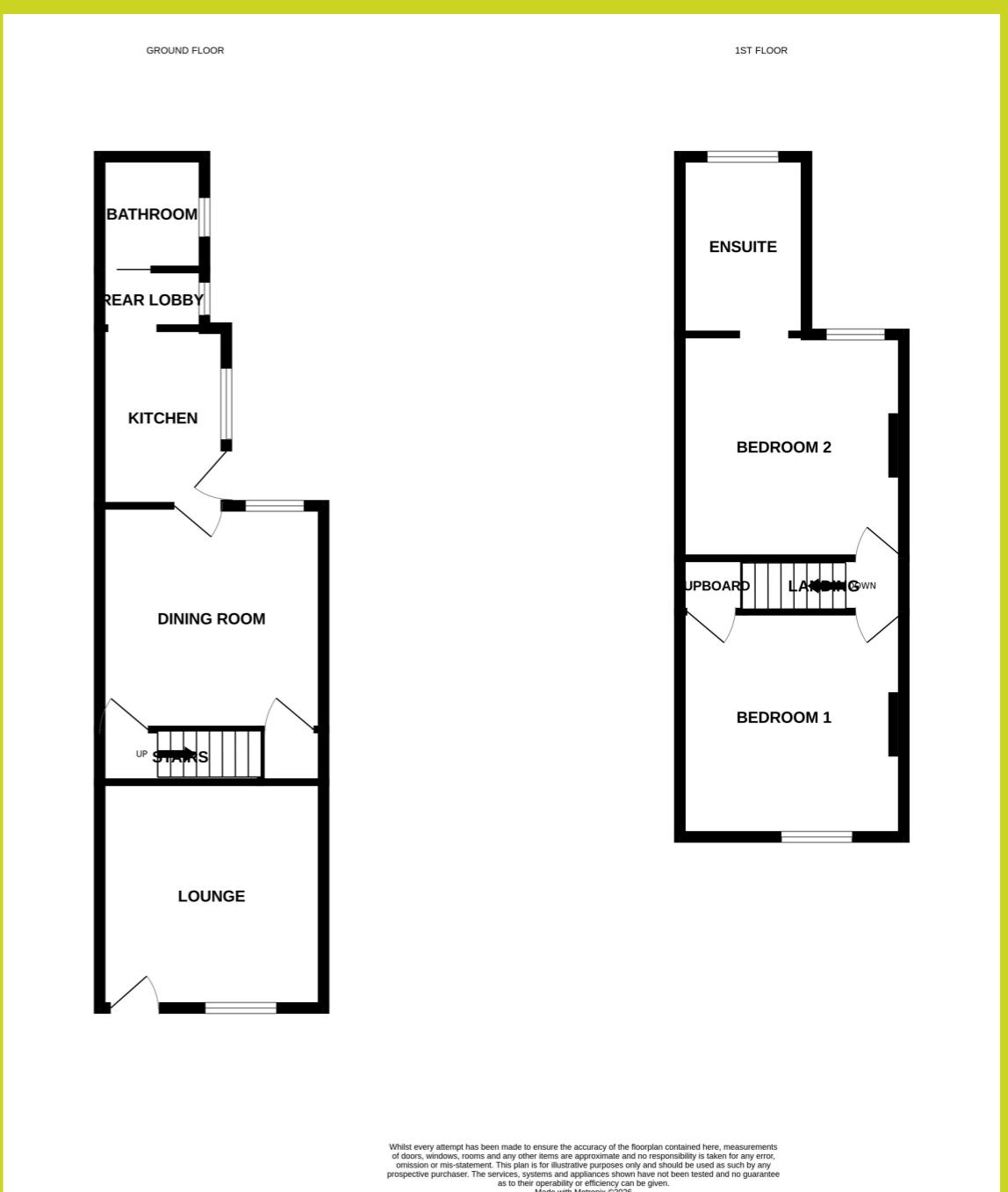
## Money Laundering Regulations

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 A.

# Hutland Road, Ipswich



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

