

Hossack Road, Ipswich



- THREE BEDROOMS
- MODERN KITCHEN
- SUMMER HOUSE/GAMES ROOM
- DOUBLE GLAZED WINDOWS & DOORS
- LOUNGE/SITTING ROOM
- RECENTLY FITTED GAS BOILER
- EASY ACCESS TO A12 / A14
- MODERN SHOWER ROOM

MARKS & MANN



Hossack Road, Ipswich

Marks and Mann are delighted to offer for sale this THREE BEDROOM TERRACED HOUSE comprising of sitting room/diner, kitchen and summer house games room with electric connected, garden is laid to lawn and has a patio area.

The house has recently had a boiler fitted, there is ample off road parking.

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

£210,000 Offers in Excess of

Hossack Road, Ipswich

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Entrance hall

Double glazed front door, door to sitting room/diner, stairs to first floor, radiator.

Sitting room/diner

4.24m x 4.24m (13' 11" x 13' 11")

Double glazed window to front aspect, open storage under stairs, laminate flooring, radiator.

Kitchen

2.39m x 3.77m (7' 10" x 12' 4")

Double glazed window to rear aspect, space for cooker, washing machine and dishwasher, base and wall units, single drainer sink unit, extractor hood, tiled splashback, radiator,

Shower room

1.37m x 1.89m (4' 6" x 6' 2")

Double glazed window, extractor fan, wash basin, walk in shower cubicle, heated towel rail.

Cloakroom

0.64m x 1.46m (2' 1" x 4' 9")

Low level toilet.

Landing

Access to roof space, doors to three bedrooms

Bedroom one

2.95m x 5.16m (9' 8" x 16' 11")

Double glazed window to front aspect, fitted cupboard, walk in wardrobe, radiator.

Bedroom two

2.81m x 3.46m (9' 3" x 11' 4")

Double glazed window to rear aspect, radiator.

Bedroom three

2.44m x 2.73m (8' 0" x 8' 11")

Double glazed window to rear aspect, cupboard containing boiler, radiator.

Outside

Front of the house is hard standing and has room for 3/4 cars for off road parking with side access to rear of property. There is a patio area at the back of the house, path leading down the garden with lawn either side. At the bottom of the garden is a summer house/games room with electricity connected. The garden is enclosed with fencing.

Important information

Tenure - freehold
Services - We understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band - B
EPC rating - D
Our ref JB/TS

Location

The property is on the popular South East Side of Ipswich, close to amenities and schools, with supermarkets nearby.
Easy access to A12/14, short bus/car ride into town.

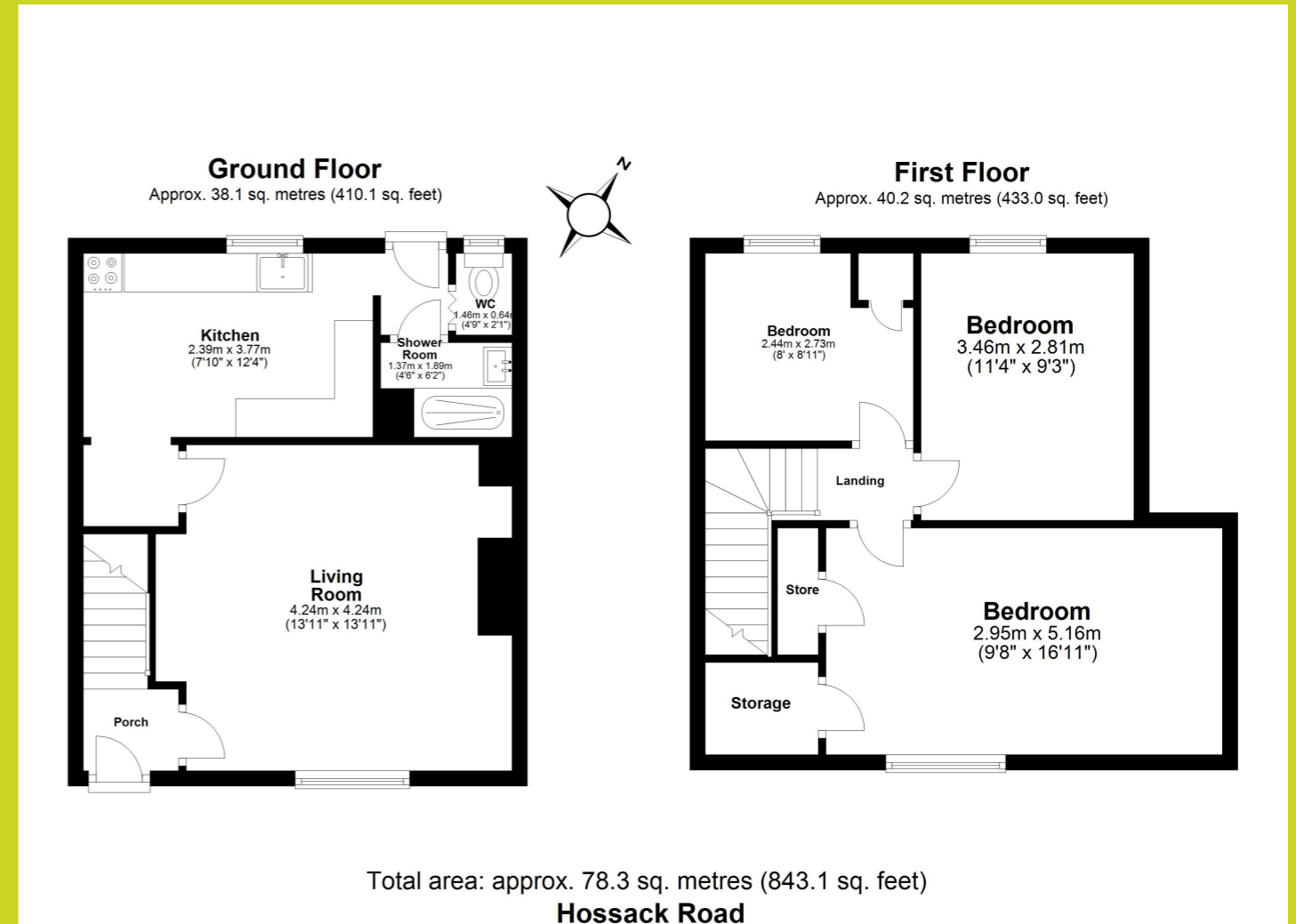
Disclaimer

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.

Anti Money Laundering

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.



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

