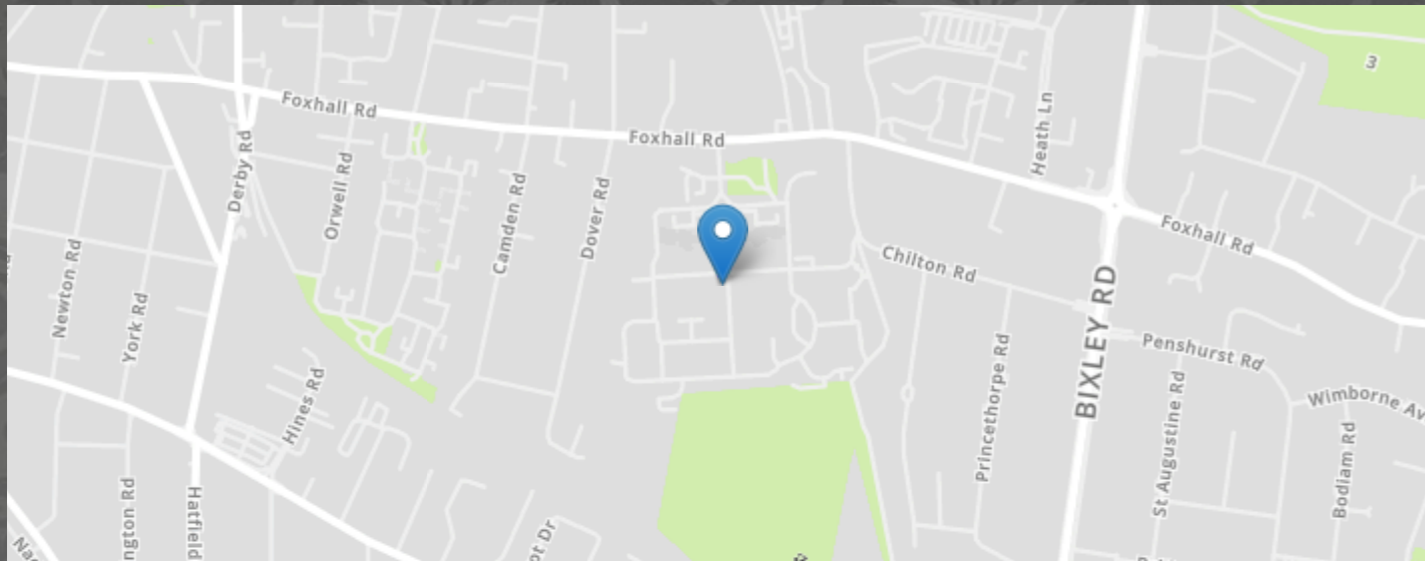


Blackheath Avenue, Ipswich



- ALLOCATED CAR PARKING
- FIRST FLOOR
- EN-SUITE
- TWO BEDROOM
- CLOSE TO AMENITIES
- OPEN PLAN LOUNGE / KITCHEN AREA

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Blackheath Avenue, Ipswich

We are pleased to be marketing this well kept two bedroom first floor apartment. The property is in an ideal location positioned on a quiet road but conveniently close to schools and amenities.

Internally the property benefits from, the entrance hall, open plan living room/kitchen, bedroom one which features an En-suite, bedroom two and the family bathroom. Externally the property benefits from allocated parking.

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

£200,000

Blackheath Avenue, Ipswich

Entrance hall

Storage cupboard, front door.

Lounge/diner/kitchen

7.19m x 3.63m - 23'7" x 11'11"
double glazed windows to front aspect, radiator x2, double glazed window to front aspect, integrated dishwasher, Washing Machine, Fridge/Freezer, Electric Oven and Hob with extractor above, Gas Boiler.

Bedroom one

4m x 3.2m - 13'1" x 10'6"
Double glazed window to rear aspect, built in wardrobe.

En-suite

Double glazed window to rear aspect, hand wash basin, low level W/C, Shower Cubicle.

Bedroom two

4m x 2.96m - 13'1" x 9'9"
Double glazed window to side aspect, radiator.

Bathroom

Hand wash basin, low level w/c, extractor fan, panel bath with shower over.

Outside

allocated car parking, secure intercom access, bin storage.

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 IP3 8XP as the point of destination.

Important information

Tenure -Leasehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band B
EPC rating: B

Disclaimer

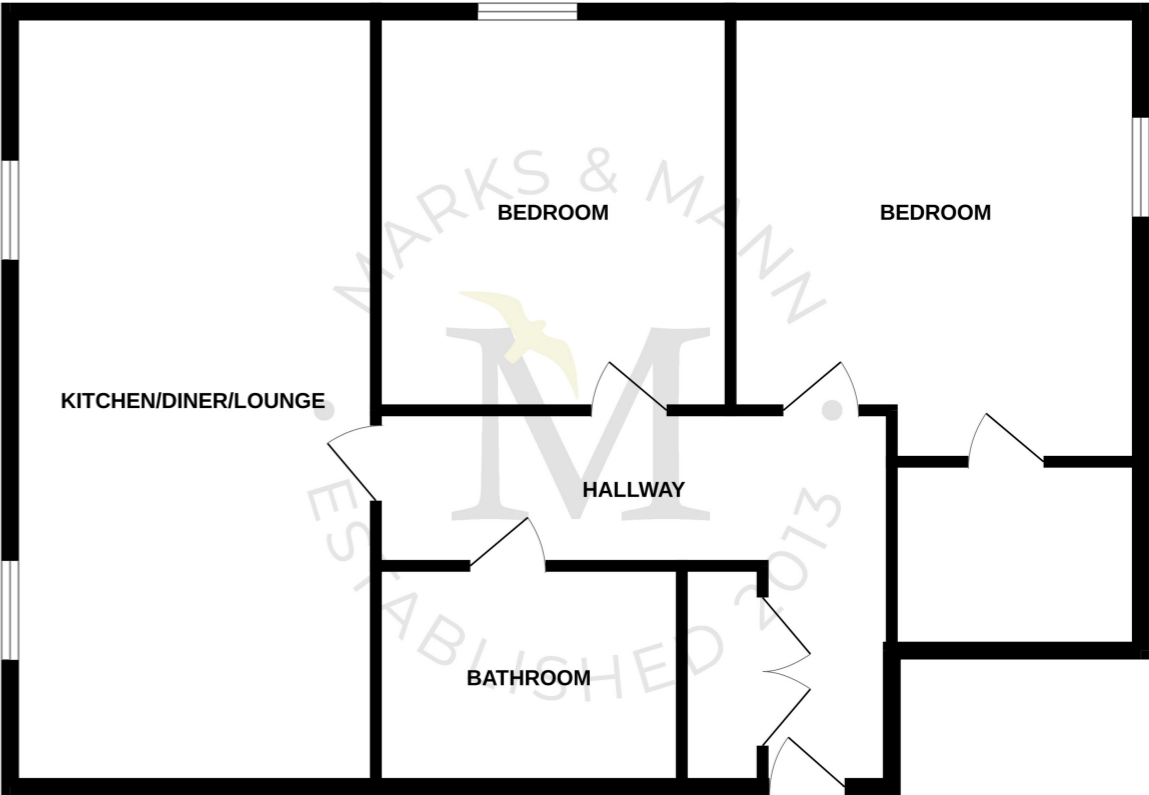
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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 B,

Blackheath Avenue, Ipswich

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The above floor plans are not to scale and are shown for indication purposes only.

