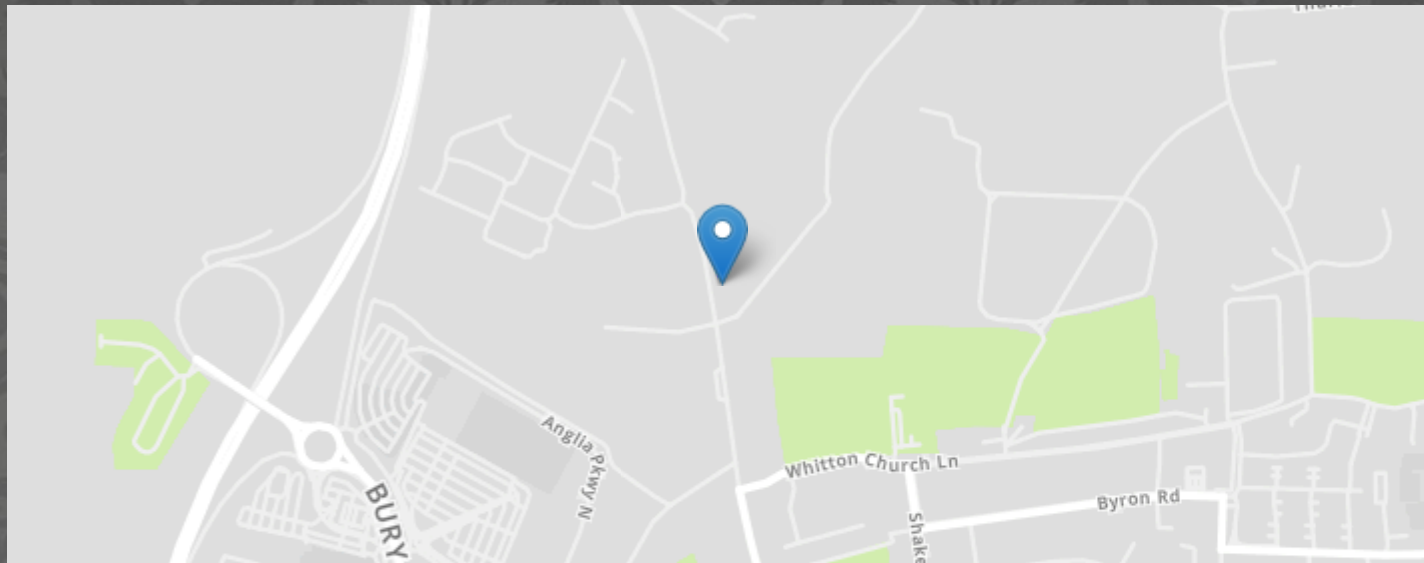


Old Norwich Road, Ipswich



- OFF ROAD PARKING
- DETACHED
- CONSERVATORY
- DOUBLE GLAZING
- CLOSE TO AMENITIES

- GENEROUS GARDEN
- TWO BEDROOM
- GARAGE
- CHAIN FREE
- WELL KEPT

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Old Norwich Road, Ipswich

We are delighted to be marketing this well kept and well presented detached two bedroom bungalow. Situated in an ideal location the property is set close to amenities and gives easy access to the A14.

Internally the property benefits from, the entrance hall, bedroom one, en-suite/bathroom, utility, bedroom two, living room, conservatory, kitchen and cloakroom. Externally the property benefits from off road parking plus a garage, front garden, a well presented garden to the rear aspect, kennels, workshop and greenhouse/summer room.

The property is being sold with no forward chain.

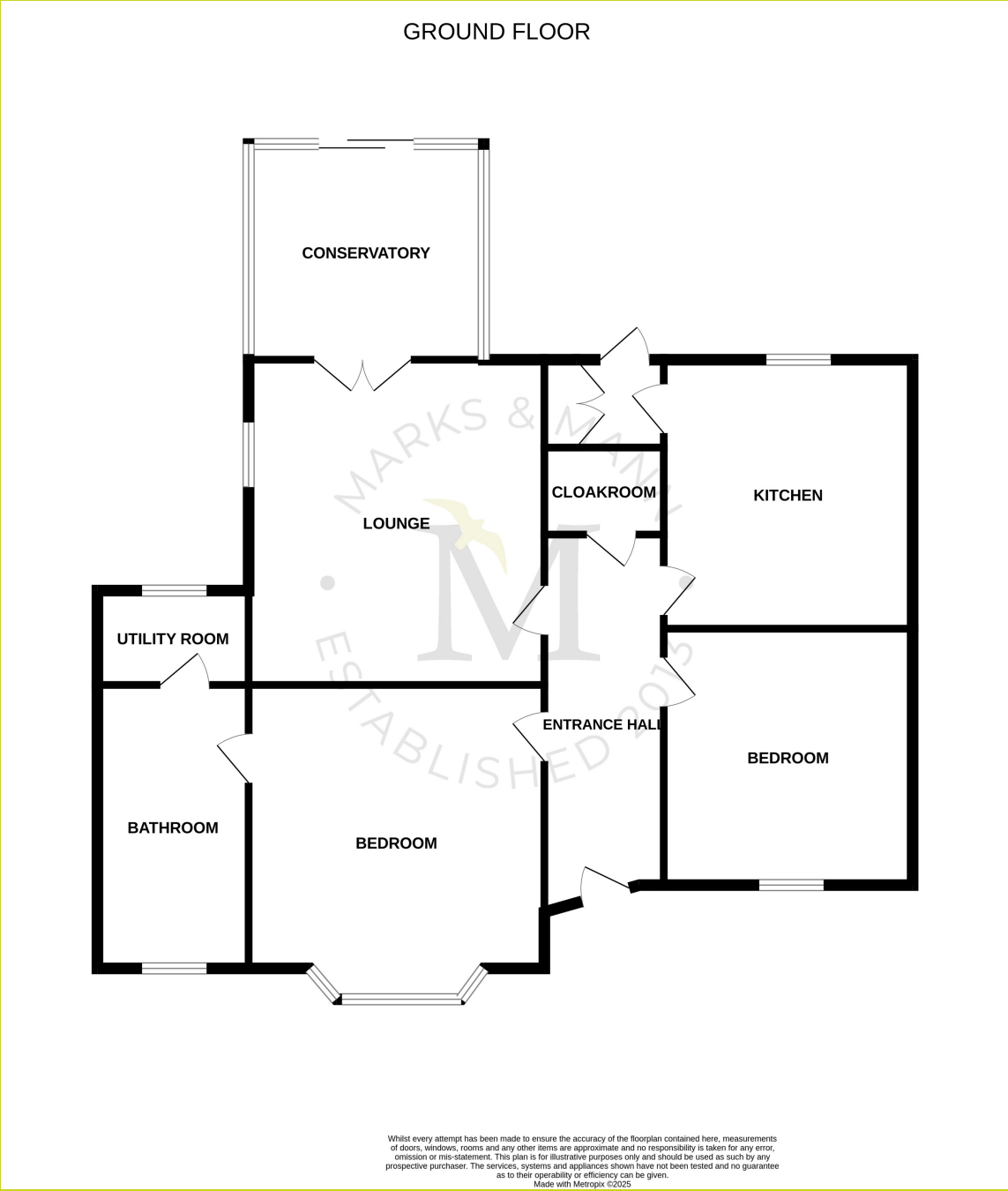
Call now to register your interest and arrange a private first hand viewing.

£450,000

Old Norwich Road, Ipswich

Entrance hall Front door, radiator.	Conservatory 3.28m x 3.24m (10' 9" x 10' 8") Double glazed sliding door to rear aspect, windows surrounding.
Bedroom one 3.72m x 3.70m (12' 2" x 12' 2") Radiator, double glazed window to front aspect.	Cloakroom Low level WC, hand wash basin, radiator, double glazed window to rear aspect.
Bathroom/En-suite Corner bath, shower cubicle, radiator, double glazed window to front aspect, hand wash basin, low level WC.	Garden North east facing, lawn, patio, green house/summer room, BBQ, kennel, workshop.
Utility 1.68m x 1.19m (5' 6" x 3' 11") Double glazed window to rear aspect, boiler, storage cupboard.	Garage Power and lighting.
Bedroom two 3.38m x 3.61m (11' 1" x 11' 10") Double glazed window to front aspect, radiator.	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.
Kitchen 3.36m x 3.35m (11' 0" x 11' 0") Extractor, sink/drainng board, double glazed window to rear aspect, radiator.	Directions Using a SatNav, please use IP1 6LQ as the point of destination.
Lobby 1.04m x 1.11m (3' 5" x 3' 8") Door to rear aspect, storage cupboard.	Important information Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band C EPC rating: D
Living room 3.73m x 5.40m (12' 3" x 17' 9") Double glazed window to side aspect, radiator, electric fireplace.	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 D.

Old Norwich Road, Ipswich



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

