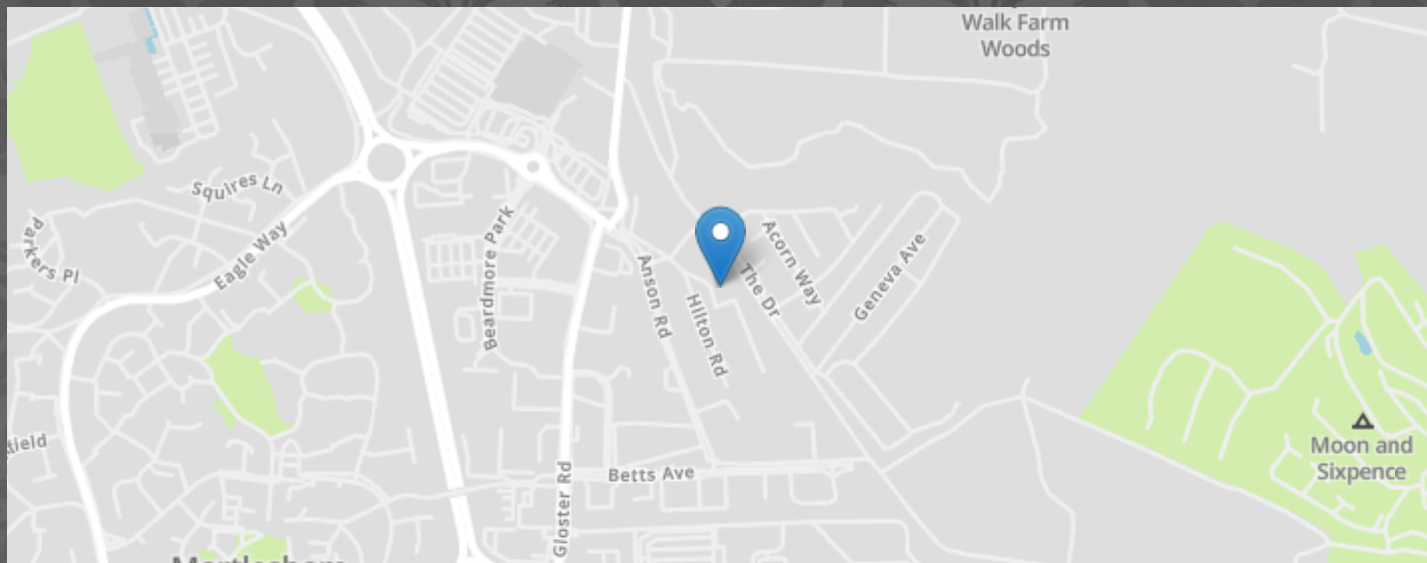


Hilton Road, Martlesham Heath, Ipswich



- POPULAR AREA OF MARTLESHAM
- SEPARATE SITTING ROOM AND DINING ROOM
- OFF ROAD PARKING
- LOCAL SCHOOLS AND AMENITIES NEARBY
- FRONT AND REAR GARDENS
- 3 BEDROOM SEMI DETACHED HOUSE
- KITCHEN AND UTILITY AREA
- CLOSE TO A12 AND A14
- DOWNSTAIRS CLOAKROOM AND UPSTAIRS SHOWER ROOM
- SOLAR PANELS WITH BATTERY STORAGE

**MARKS & MANN**

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**MARKS & MANN**



### Hilton Road, Martlesham Heath, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE situated in the desirable location of Martlesham. The property comprises an entrance hall, sitting room, good size dining room, utility area, downstairs cloakroom, three bedrooms and a shower room. The property has the added benefit of off road parking, solar panels with battery storage and in the valuer's opinion an early viewing is strongly advised to avoid disappointment.

**£265,000**



# Hilton Road, Martlesham Heath, Ipswich

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## Entrance hall

With stairs to the first floor, radiator and doors to the sitting room and dining room.

## Sitting room

4.41m x 3.33m (14' 6" x 10' 11")  
Window to front, radiator.

## Kitchen

2.54m x 2.40m (8' 4" x 7' 10")  
Window to front, radiator, range of matching eye and base level units with worktops over, sink, integrated oven with hob, space for a fridge/freezer and door to;

## Dining Room

3.95m x 3.47m (13' 0" x 11' 5")  
Window to rear, radiator, understairs storage cupboard and door to;

## Utility area

With space and plumbing for a washing machine, door to the downstairs cloakroom and a door giving access to the rear garden.

## Cloakroom

Window to rear, radiator, wash hand basin and WC.

## Landing

Window to front and side and doors to all three bedrooms and the shower room.

## Bedroom One

4.41m x 3.33m (14' 6" x 10' 11")  
Window to front, radiator.

## Bedroom Two

3.95m x 2.49m (13' 0" x 8' 2")  
Window to rear, radiator.

## Bedroom Three

3.41m x 2.43m (11' 2" x 8' 0")  
Window to rear, radiator.

## Shower Room

2.42m x 1.93m (7' 11" x 6' 4")  
Window to rear, walk-in shower cubicle, wash hand basin and WC.

## Outside

The front of the property has a lawned area with flower and shrub borders with a path leading to the front door. There is off road parking to the side of the property with access leading to the rear garden.

The private rear garden has an immediate patio area to the rear of the property with the remainder being mainly laid to lawn with tree and shrub borders. A path leads to the rear of the garden where there are two sheds, one of which is to remain, with the garden being enclosed by wooden fencing.

## School admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

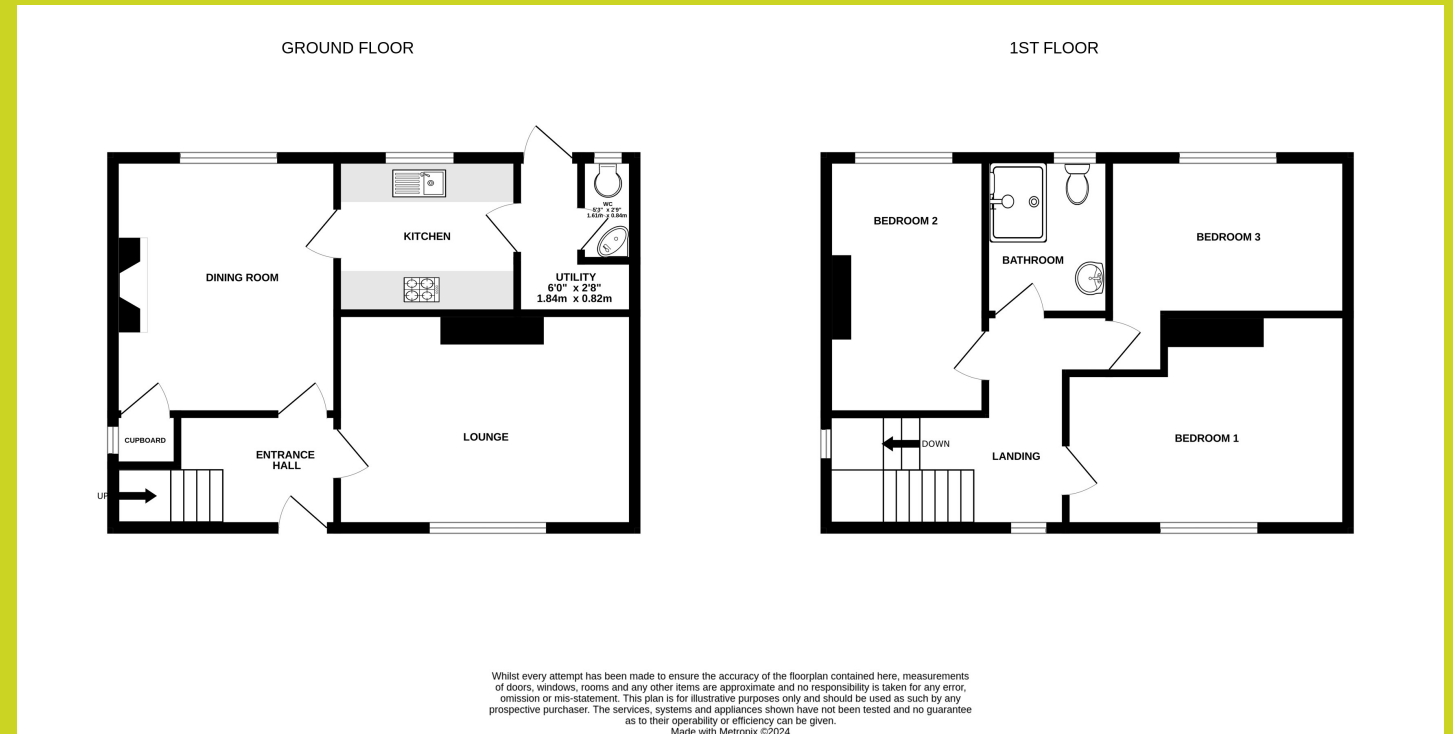
## Disclaimer

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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	