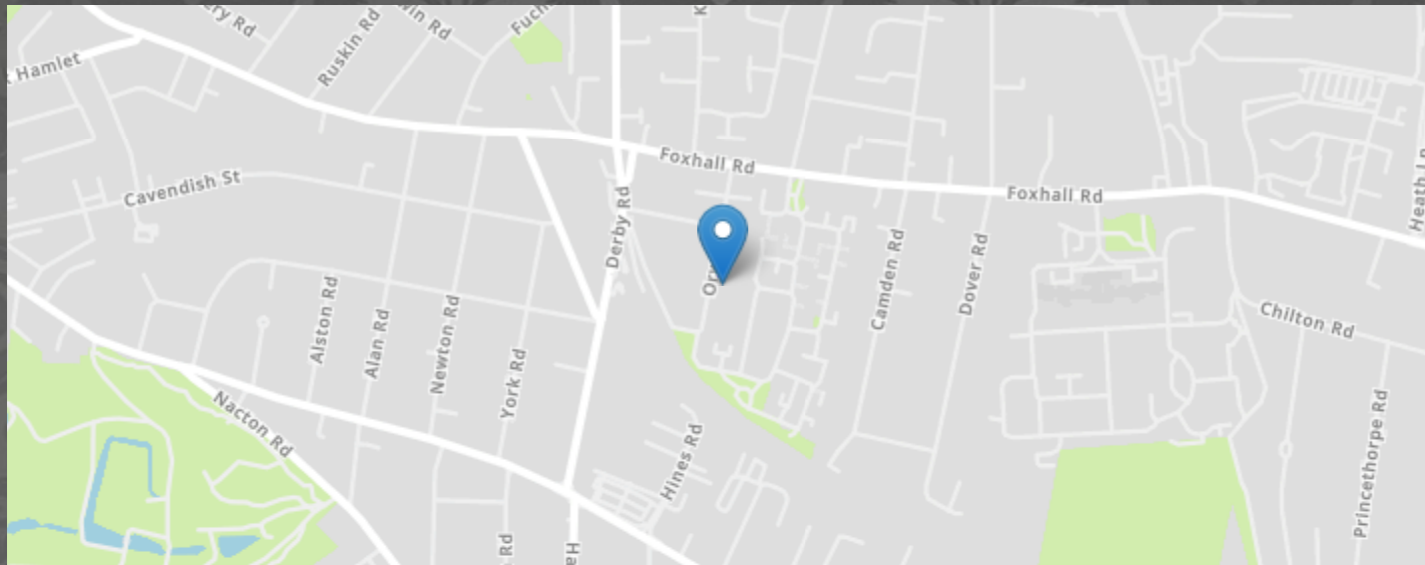


Orwell Road, Ipswich



- DOUBLE GLAZED WINDOWS
- CLOSE TO LOCAL AMENITIES
- IDEAL LOCATION
- GARDEN
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- THREE BEDROOM
- WELL PRESENTED

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Orwell Road, Ipswich

We are pleased to bring this three bedroom property to the market for sale. The home is situated in an ideal location positioned close to amenities.

Internally the property benefits from, on the ground floor: Entrance porch, living room, dining area, kitchen, lobby and bathroom. To the first floor: Landing, bedroom one, bedroom two and bedroom three. Externally the property benefits from paving area to the front and a garden to the rear aspect.

The property is being sold with no forward chain.

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

£215,000

Orwell Road, Ipswich

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Entrance Porch

Front door, radiator, window side and front.

Living Room

3.05m x 4.09m (10' 0" x 13' 5")
Electric fireplace, radiator, double glazed window to front aspect.

Dining Room

3.36m x 3.39m (11' 0" x 11' 1")
Radiator, double glazed window to rear aspect, under stairs storage.

Kitchen

3.03m x 2.40m (9' 11" x 7' 10")
Sink draining board, double glazed window to side aspect, integrated fridge freezer, integrated oven, hob, extractor.

Lobby

1.74m x 1.56m (5' 9" x 5' 1")
Radiator, door to side aspect, integrated cupboard and freezer.

Bathroom

Bath with shower over, heated towel rail, ceiling spotlights, double glazed window to rear aspect, low level WC, hand wash basin.

Landing

Loft to hatch.

Bedroom One

3.83m x 3.14m (12' 7" x 10' 4")
Double glazed window X2 to front aspect, radiator.

Bedroom Two

2.65m x 3.43m (8' 8" x 11' 3")
Double glazed window to rear aspect, radiator.

Bedroom Three

3.03m x 2.43m (9' 11" x 8' 0")
Double glazed window to rear aspect, radiator.

Garden

Patio, path paving, astro turf, lawn, shed.

Directions

Using a SatNav, please use IP3 8HZ as the point of destination.

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.

Important Information

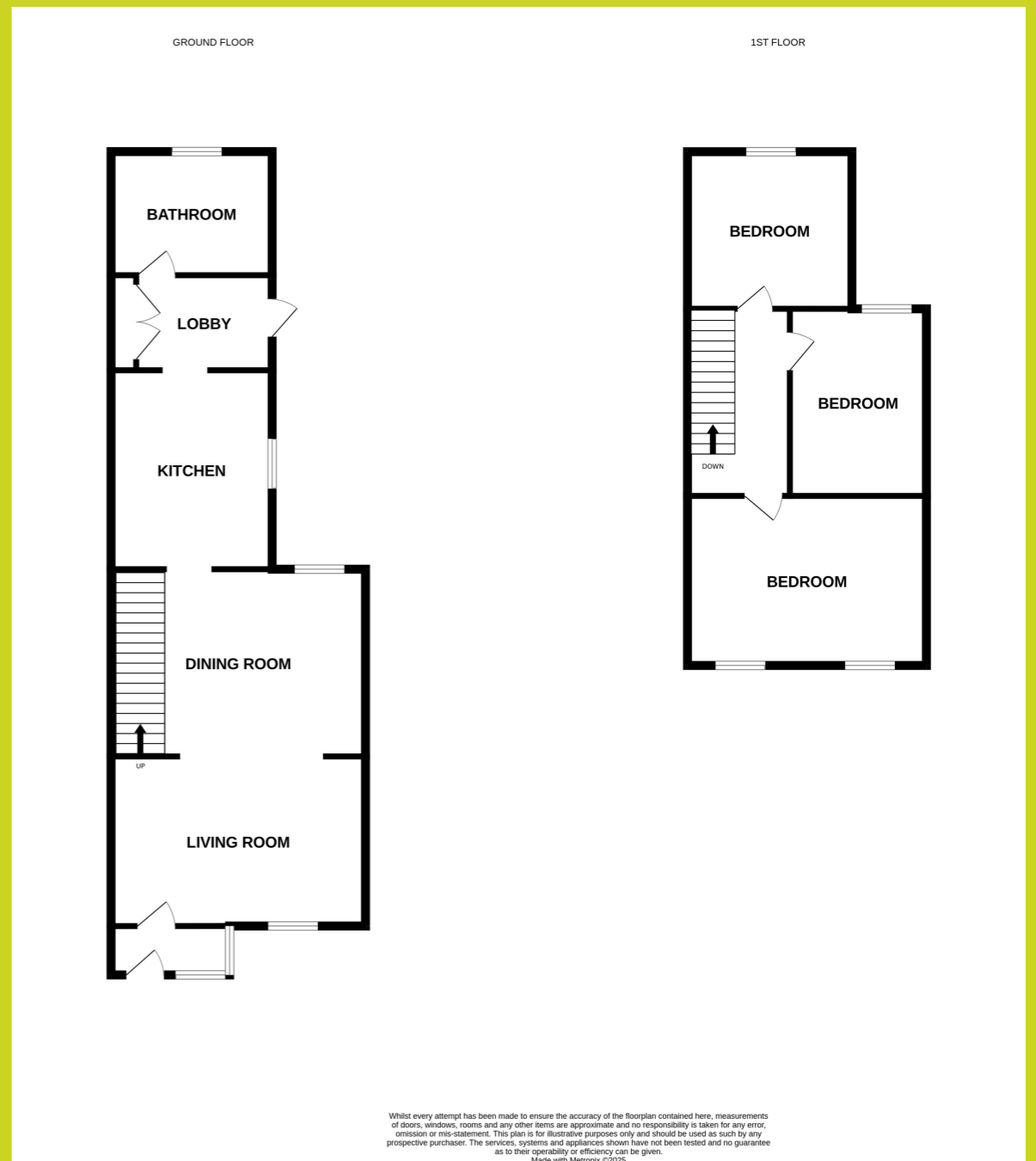
Tenure- Freehold
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band B
EPC rating: D

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



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

