


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(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	

MARKS & MANN



Lulworth Avenue, Ipswich

Being Offered with NO ONWARD CHAIN!!!

Marks & Mann Estate Agents are delighted to offer for sale this TWO BEDROOM SEMI DETACHED BUNGALOW nestled in the quiet popular Broke Hall Estate. The property boasts a lounge, kitchen, separate dining room, two bedrooms, welcoming entrance hall, Off road parking via a driveway, garage and fully enclosed rear garden.

The popular Broke Hall estate offers plenty of local amenities including a parade of shops, close distance to Ipswich Hospital, good school catchments (subject to availability) and easy access to the A12/14.

In the Agents opinion an early internal viewing is highly advised to not miss out.

£320,000

MARKS & MANN

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

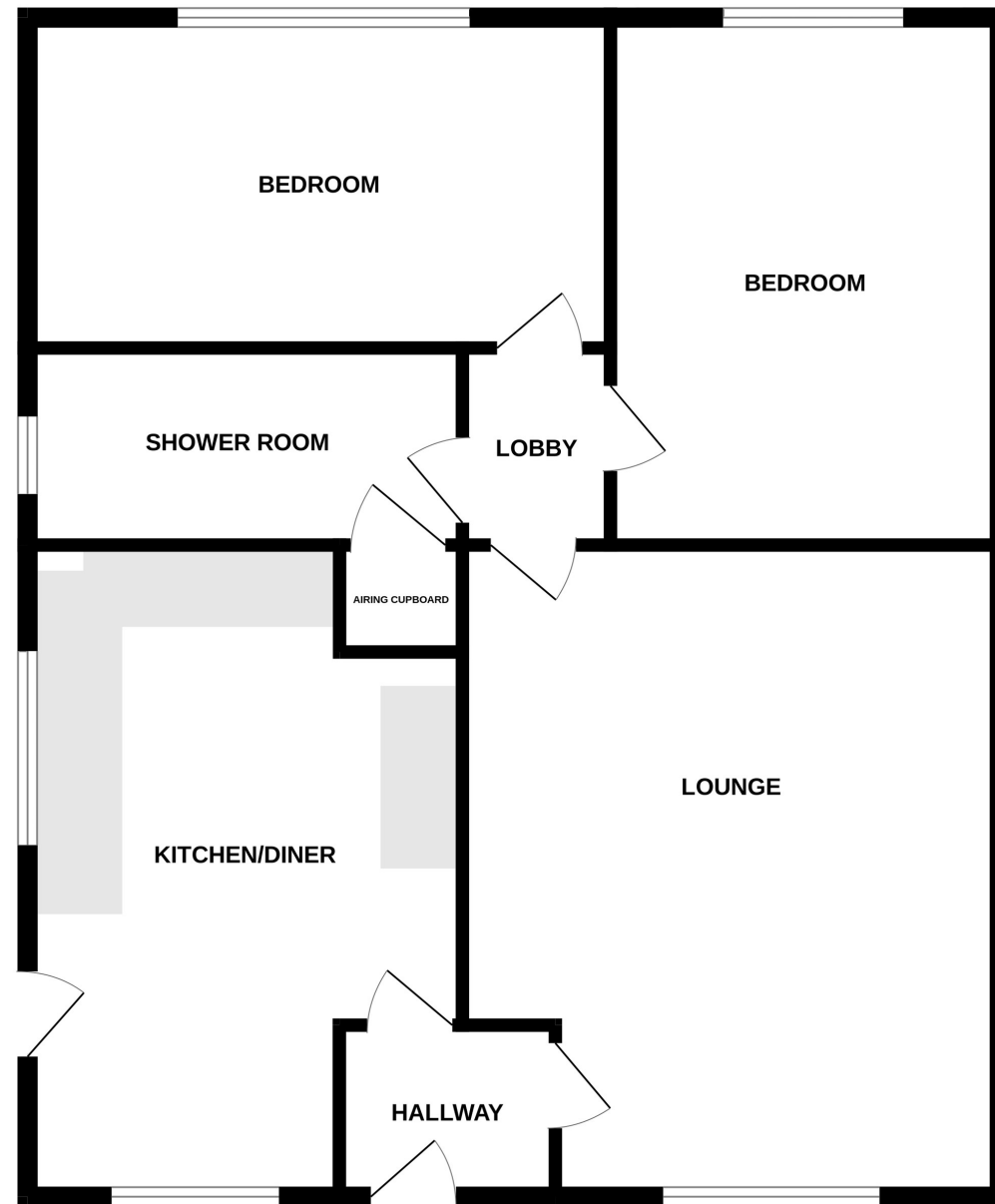
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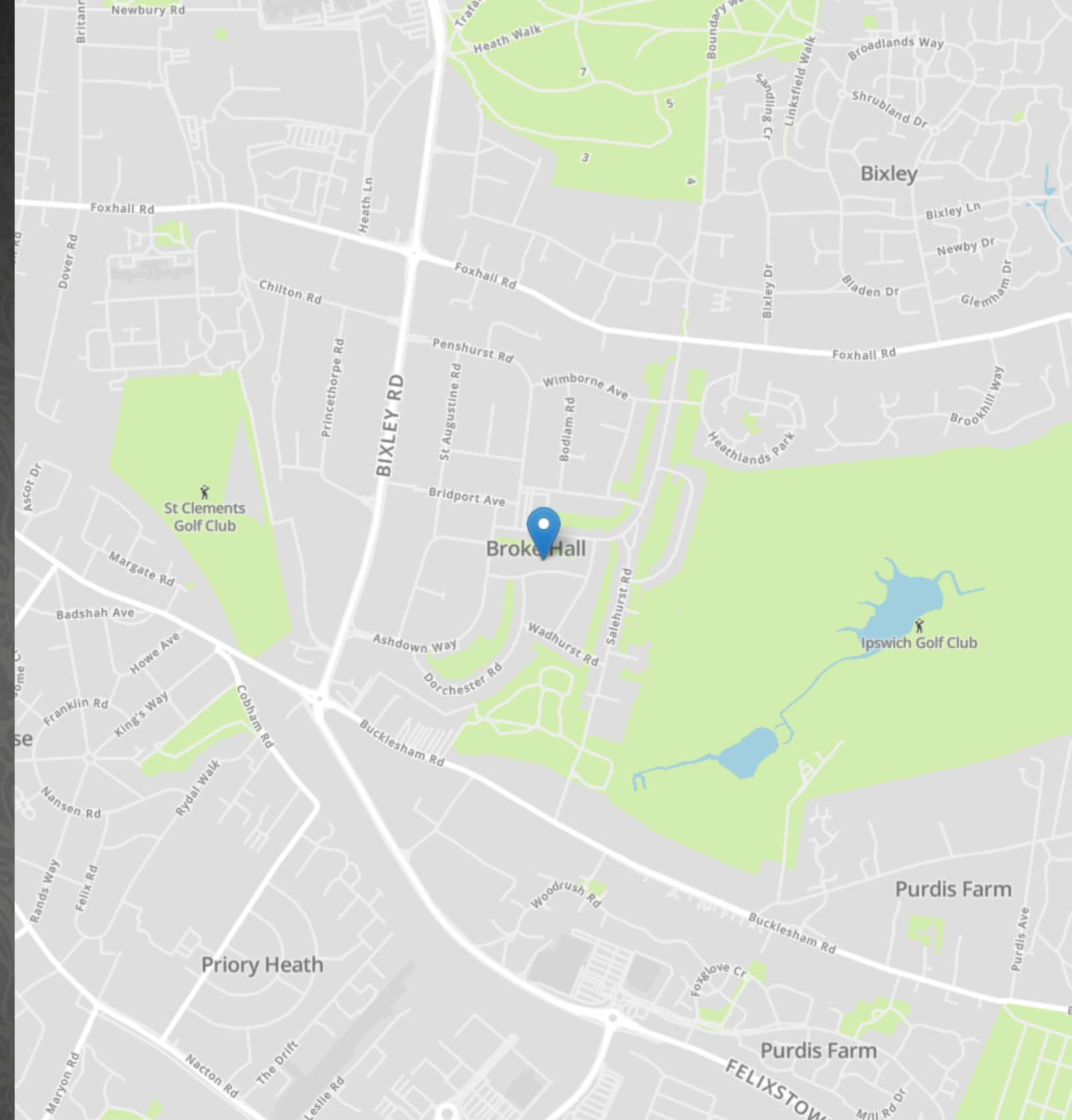
Website www.marksandmann.co.uk



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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MARKS & MANN

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

Landline 01473 396296

Website www.marksandmann.co.uk

- NO ONWARD CHAIN
- KITCHEN/DINER
- POPULAR BROKE HALL AREA IN EAST IPSWICH
- AMPLE OFF ROAD PARKING VIA A BLOCK PAVED DRIVE
- FULLY ENCLOSED REAR GARDEN
- TWO BEDROOMS
- SEMI DETACHED BUNGALOW
- CLOSE TO LOCAL AMENITIES
- DETACHED GARAGE
- MODERN FITTED SHOWER ROOM

Front

Off road parking for up to five vehicles via a block paved driveway, side access via a gate leading to the garage and rear garden.

Entrance

Coving, radiator, and doors to;

Kitchen/Diner

5.45m x 2.75m (17' 11" x 9' 0") Double glazed windows to the front and to the side, double glazed door to the side, wall and base fitted units with cupboards and drawers, single sink and drainer unit, space for a fridge/freezer, plumbing for a washing machine, wall mounted boiler, coving, radiator and a space for dining.

Lounge

5.05m x 3.99m (16' 7" x 13' 1") Double glazed window to the front, feature closed fireplace, coving, radiator and door to;

Rear Lobby

Access to the loft and doors to;

Shower Room

Double glazed window to side. Panel bath with shower over. Low level WC. Hand wash basin. Partly tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Bedroom One

4.51m x 3.02m (14' 10" x 9' 11") Double glazed window to the rear, coving and a radiator.

Bedroom Two

3.74m x 2.80m (12' 3" x 9' 2") Double glazed window to the rear, coving and a radiator.

Garage

5.47m x 2.46m (17' 11" x 8' 1") Manual up and over door, power, lighting, double glazed window to the rear, a single glazed window to the side,

Rear Garden

A fully enclosed North facing garden mostly laid to lawn with pathways, a shed, flower bed and shrub borders, outside tap with access to the garage.

Disclaimer

In accordance with the Property Misdescriptions Act (1991) Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. All measurements and areas are approximate and these particulars do not constitute part or all of an offer or contract. These particulars have been prepared in good faith using information obtained from the seller so all information should be verified via a solicitor.

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 instruction the council tax band for this property is band C.