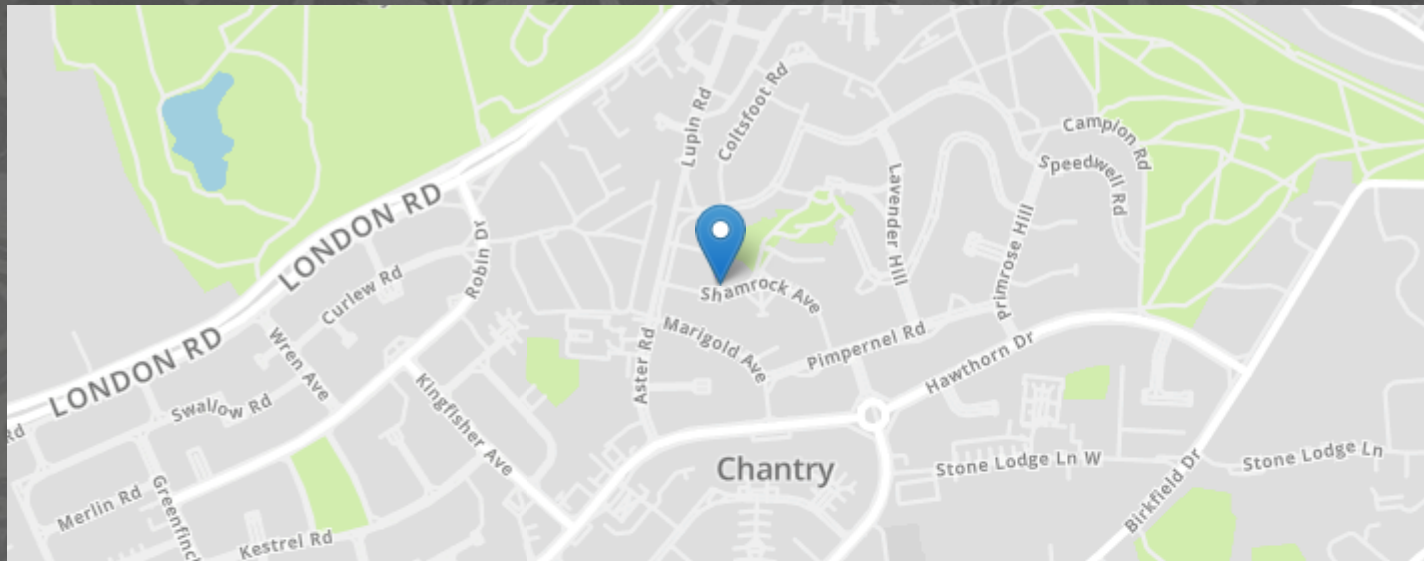


## Shamrock Avenue, Ipswich



- OFF ROAD PARKING
- CONSERVATORY
- IDEAL LOCATION
- WELL KEPT AND WELL PRESENTED
- GARDEN
- THREE BED SEMI-DETACHED HOUSE
- CLOSE TO AMENITIES
- DOUBLE GLAZED

# MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

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

# MARKS & MANN



## Shamrock Avenue, Ipswich

We are delighted to be marketing this well kept and well presented three bedroom semi detached home. Positioned in an ideal location the property sits close to amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room, conservatory, kitchen and bathroom. To the first floor: Landing, bedroom one which benefits from built in wardrobes, bedroom two and bedroom three. Externally the property benefits from off road parking for multiple vehicles and garden to the rear aspect which features patio space, decking area, lawn, brick built shed and garden shed.

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

**£250,000 Offers in Excess of**



Shamrock Avenue, Ipswich

Entrance hall

Front door, radiator.

Living room

15' 2" x 11' max ( 4.62m x 3.35m max )  
Electric fire place, radiator, French doors to conservatory, ceiling spot lights.

Kitchen

12' 5" x 9' 1" ( 3.78m x 2.77m )  
Double glazed window to side and rear aspect, radiator, extractor, hob, integrated cooker, sink/draining board, ceiling spot lights.

Conservatory

10' 1" x 9' 7" ( 3.07m x 2.92m )  
Door to side aspect, windows surrounding.

Bathroom

Double glazed window to front aspect, heated towel rail, shower cubicle, hand wash basin, low level WC, ceiling spot lights.

Landing

Radiator, ceiling spot lights.

Bedroom one

12' 3" x 8' 8" max ( 3.73m x 2.64m max )  
Double glazed window to rear aspect, radiator, built in wardrobe, ceiling spot lights.

Bedroom two

12' 5" x 9' 2" ( 3.78m x 2.79m )  
Double glazed window to rear aspect, radiator, ceiling spot lights.

Bedroom three

9' 1" x 8' 5" ( 2.77m x 2.57m )  
Double glazed window to front aspect, radiator.

Garden

Decking, lawn, patio, brick built shed, garden shed.

Outside

Off road parking to front aspect, garden to rear aspect.

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 IP2 0NN as the point of destination.

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

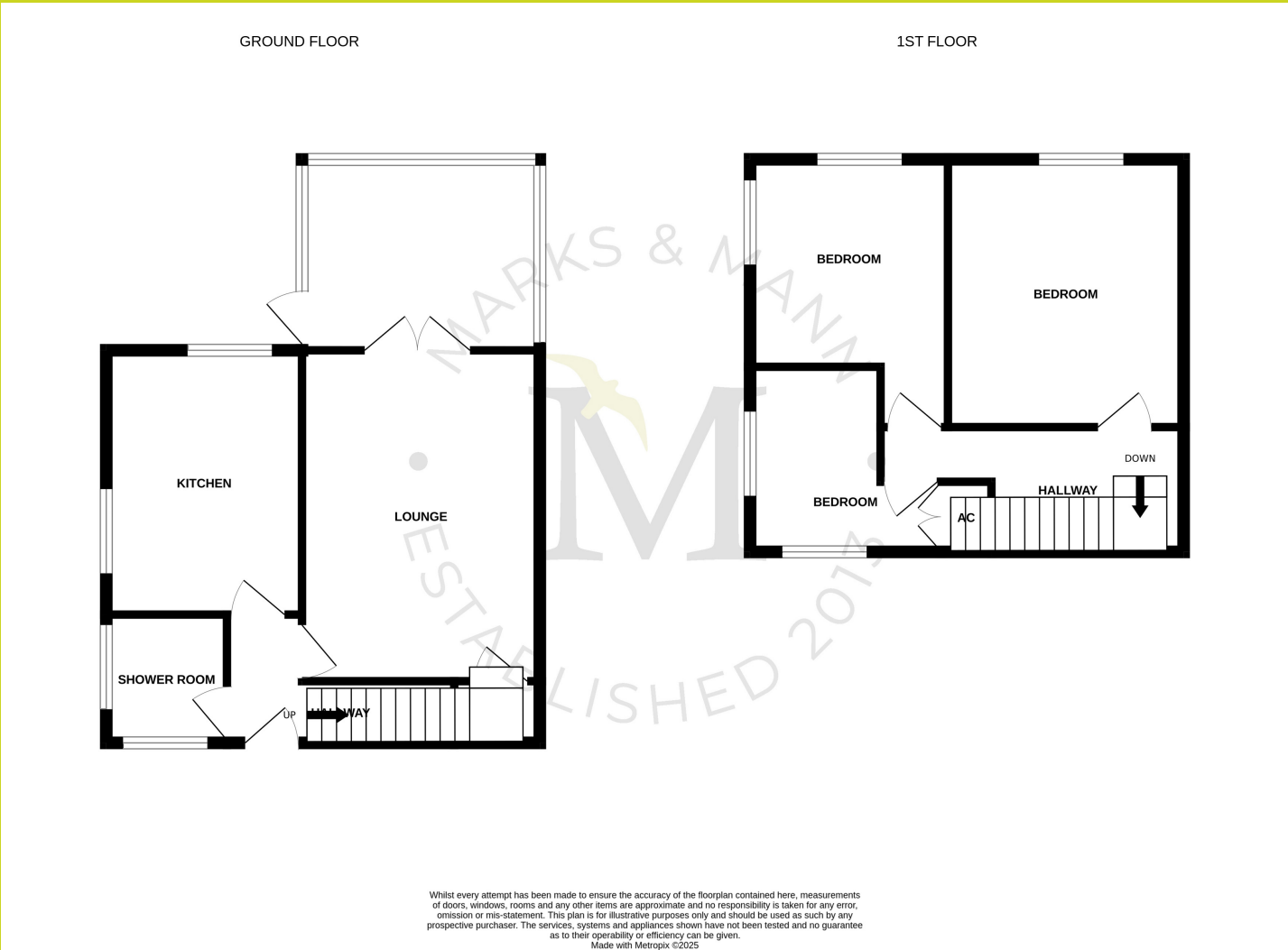
Disclaimer

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.

Shamrock Avenue, Ipswich



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

