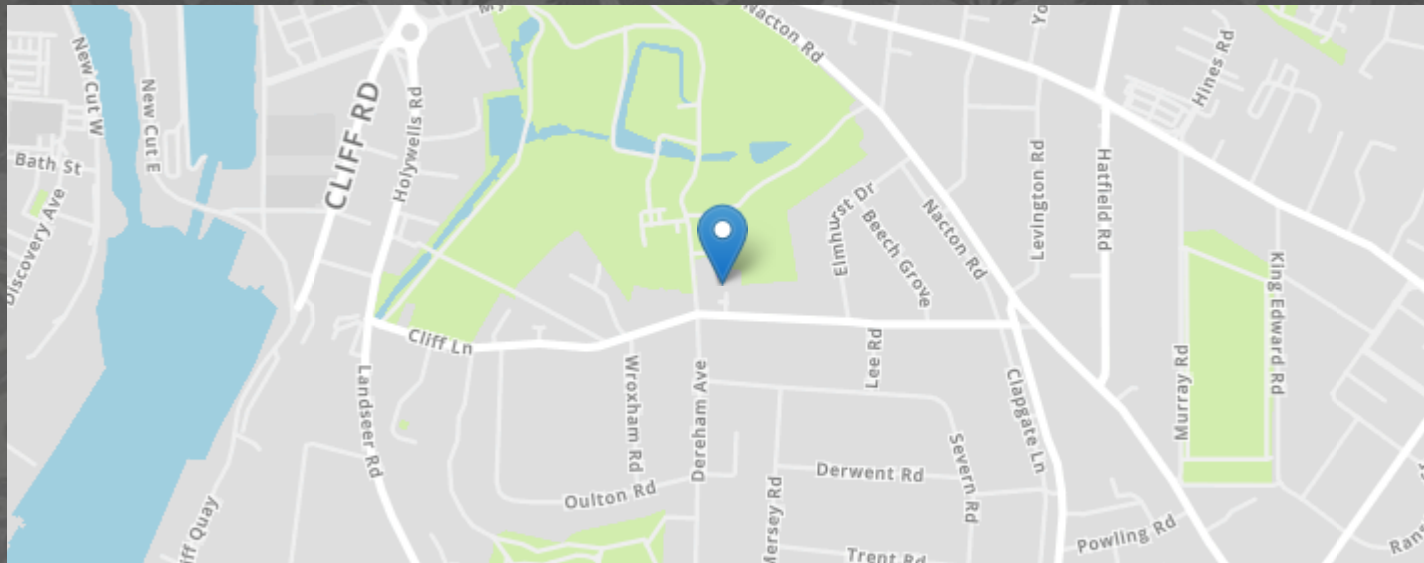


Cliff Lane, Ipswich



- TWO BEDROOM
- LIFT ACCESS
- COMMUNAL GARDEN
- SECOND FLOOR ONE BEDROOM APARTMENT
- SECURED BUILDING ACCESS
- NO CHAIN

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Cliff Lane, Ipswich

We are delighted to bring this well kept and well maintained two bedroom second floor retirement property. The property is positioned in an ideal location close to amenities.

Internally the property benefits from, the entrance hall, living room, kitchen, bedroom one, bedroom two and the bathroom. Externally the property benefits from gated access to shared carpark and communal garden areas.

The property is being sold with no forward chain.

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

£179,950

Cliff Lane, Ipswich

Entrance hall

Radiator, front door, storage cupboard.

Living room

5.88m x 5.37m (19' 3" x 17' 7")
Storage heater, electric fire place, double glazed window to rear aspect x2, storage cupboard.

Kitchen

2.25m x 1.74m (7' 5" x 5' 9")
Sink/draining board, double glazed window to rear aspect, extractor.

Bedroom one

2.85m x 3.85m (9' 4" x 12' 8")
Double glazed window to rea aspect, storage heater, built in wardrobe.

Bedroom two

2.70m x 3.85m (8' 10" x 12' 8")
Double glazed window to rear aspect, panel heater.

Bathroom

Hand wash basin, low level WC, assisted bath with shower over and electric seat, airing cupboard/tank housing.

Communal garden

mostly laid to lawn, flower beds and seating area.

Parking

Shared parking with gated access.

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 IP3 0PE as the point of destination.

Important information

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

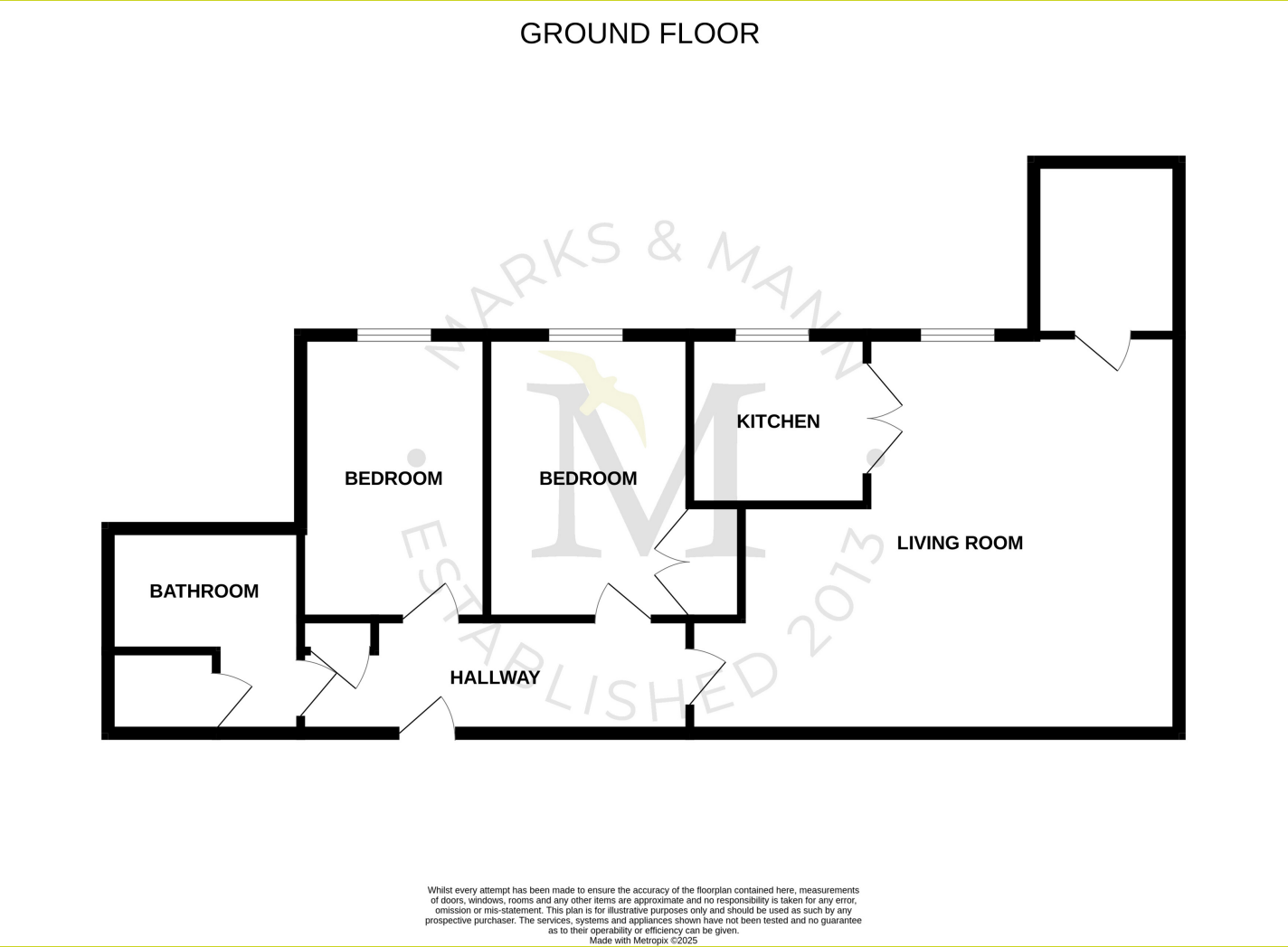
Disclaimer

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 C.

Cliff Lane, Ipswich



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

