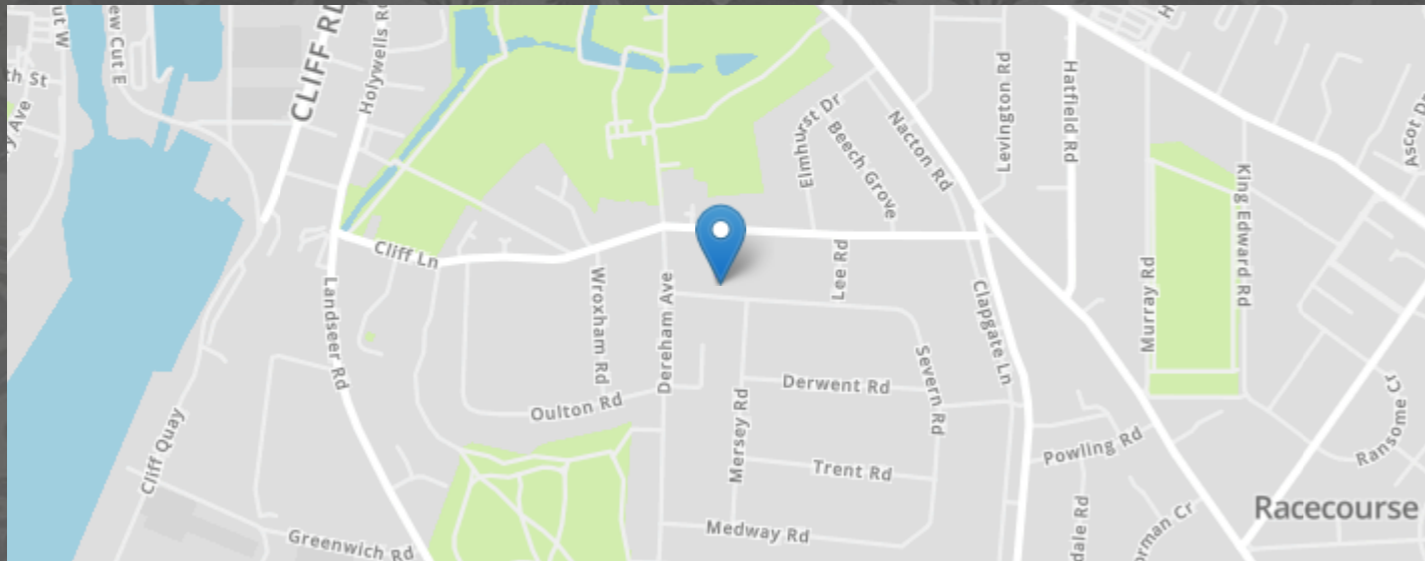


Severn Road, Ipswich



- EXTENDED
- TWO BATHROOMS
- SEMI DETACHED
- IDEAL LOCATION
- CLOSE TO AMENITIES
- OFF ROAD PARKING
- WELL KEPT
- GARDEN
- TWO RECEPTION ROOMS
- DOUBLE GLAZED

MARKS & MANN

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contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Severn Road, Ipswich

We are pleased to bring this well kept and well presented extended semi detached home to the market for sale. The property is situated in an ideal location close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room, diner, kitchen/diner and shower room. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the bathroom. Externally the property benefits from off road parking and garden to the rear aspect.

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

£325,000

Severn Road, Ipswich

Entrance hall

Front door, radiator, under stairs storage.

Living room

3.96m x 3.71m (13' 0" x 12' 2")
Double glazed window to front aspect, radiator, log burner.

Dining room

2.95m x 7.70m (9' 8" x 25' 3")
Log burner, French doors to rear aspect, radiator x2.

Kitchen

2.26m x 5.38m (7' 5" x 17' 8")
Double glazed window to rear and side aspect, integrated dishwasher, hob, wine cooler, sink/draining board, extractor, integrated oven, ceiling spot lights.

Shower room

Shower cubicle, heated towel rail, hand wash basin, low level WC, ceiling spotlights.

Landing

Double glazed window to side aspect.

Bedroom one

4.14m x 3.66m (13' 7" x 12' 0")
Double glazed window to front aspect, radiator.

Bedroom two

3.12m x 3.61m (10' 3" x 11' 10")
Double glazed window to rear aspect, built-in wardrobe, radiator.

Bedroom three

2.29m x 2.96m (7' 6" x 9' 9")
Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to rear aspect, heated towel rail, bath with shower over, ceiling spot lights, hand wash basin, low level WC.

Garden

Patio, lawn, bar area with decking, garage.

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 0PZ 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 C
EPC rating: TBC

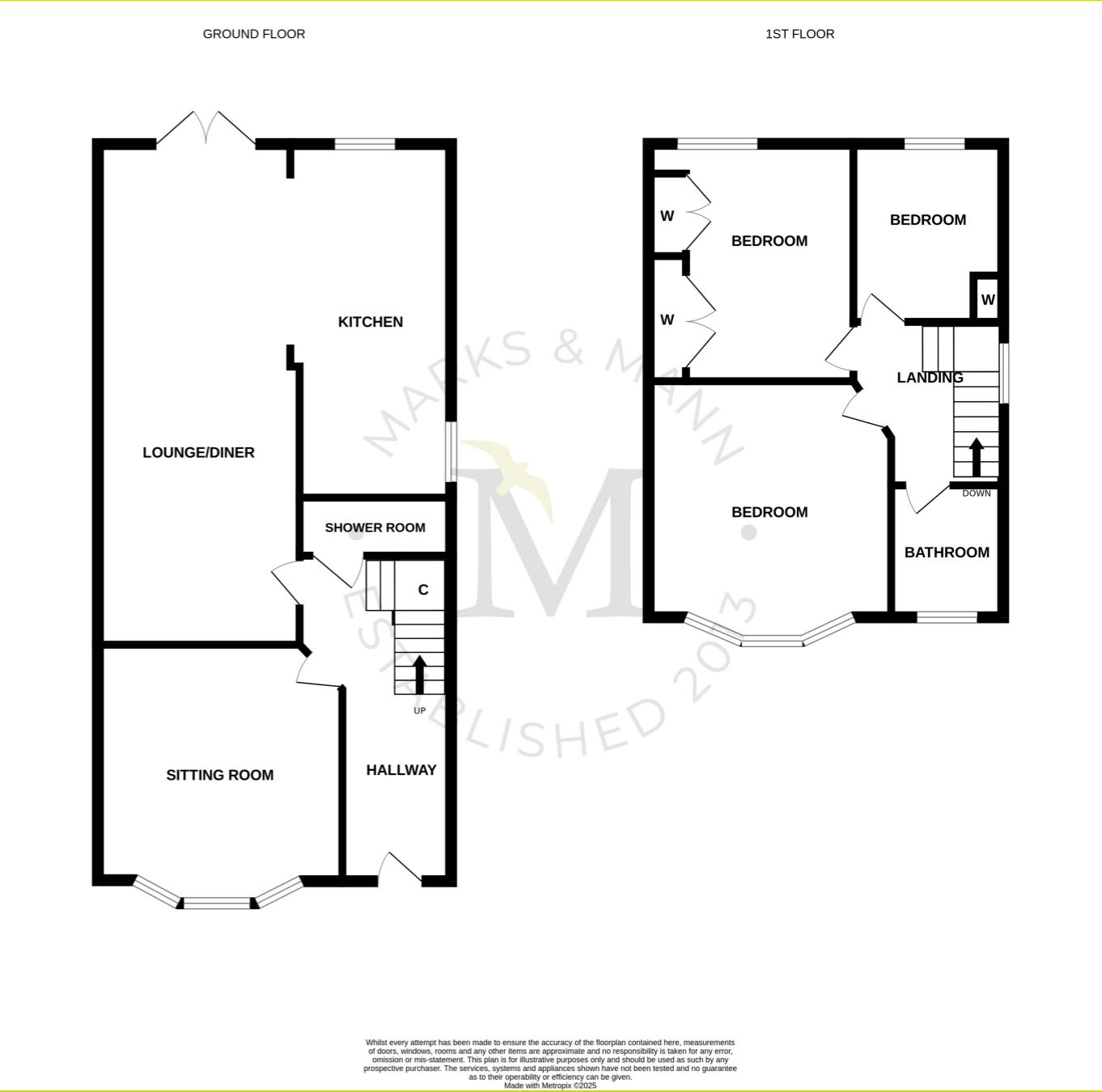
Disclaimer

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.

Severn Road, Ipswich



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

