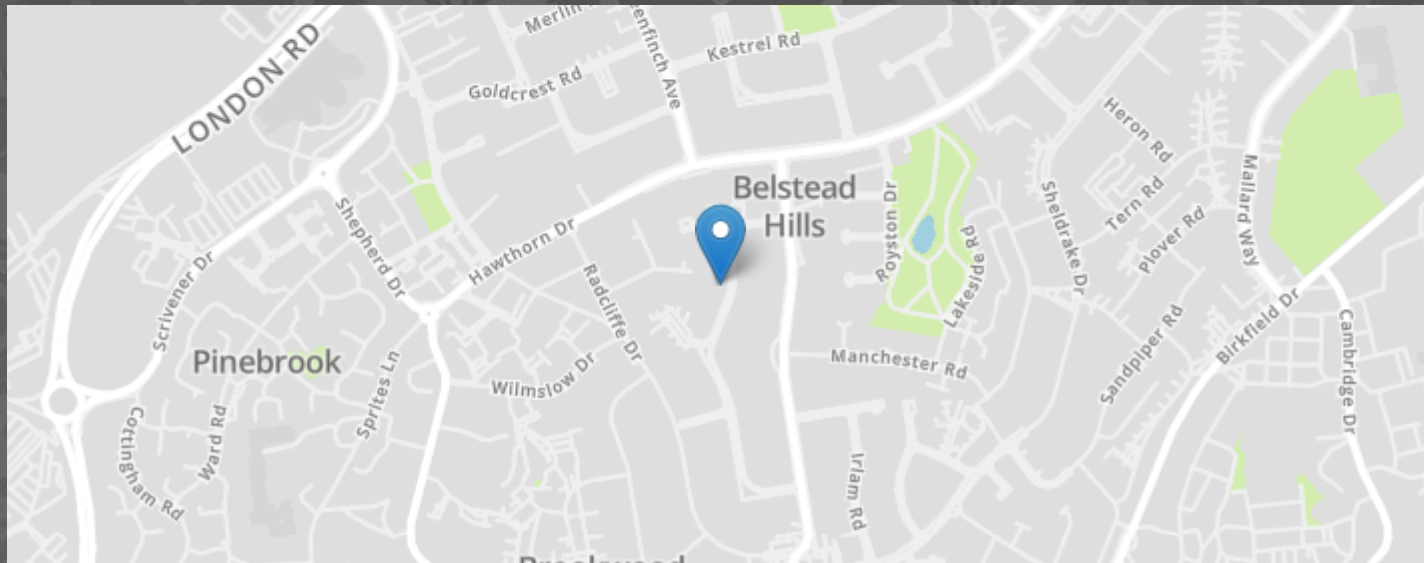


Holcombe Crescent, Ipswich



- OFF ROAD PARKING
- GARDEN
- GARAGE
- CLOSE TO A12 AND A14
- CORNER PLOT
- WELL KEPT
- DOUBLE GLAZED
- CLOSE TO AMENITIES

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Holcombe Crescent, Ipswich

We are delighted to be marketing this well kept and well presented three bedroom semi detached home. The property sits on a corner plot and is in an ideal location close to schools, amenities and gives easy access to the A12/A14.

Internally the property benefits from, on the ground floor: Entrance hall, living room/dining area and kitchen. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the bathroom. Externally the property benefits from off road parking for multiple vehicles plus a garage and a garden to the rear aspect.

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

£300,000

Holcombe Crescent, Ipswich

Entrance hall

Front door, double glazed window to side aspect.

Living room

3.44m x 6.66m (11' 3" x 21' 10")
Double glazed window to front aspect, radiator x2, electric fire place, double glazed window to rear aspect, radiator.

Kitchen

3.32m x 4.16m (10' 11" x 13' 8")
Double glazed window to rear aspect x2, door to side aspect, sink/draining board, extractor, integrated fridge freezer, integrated dish washer, integrated cooker, hob, radiator.

Landing

Airing cupboard/tank housing.

Bedroom one

3.49m x 3.60m (11' 5" x 11' 10")
Double glazed window to front aspect, radiator, built in wardrobe.

Bedroom two

3.49m x 3.05m (11' 5" x 10' 0")
Double glazed window to rear aspect, radiator.

Bedroom three

2.46m x 2.50m (8' 1" x 8' 2")
Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to rear aspect x2, radiator, low level WC, bath with shower over.

Garden

Patio, lawn, stoned area.

Directions

Using a SatNav, please use IP2 9PW 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 C
EPC rating: TBC

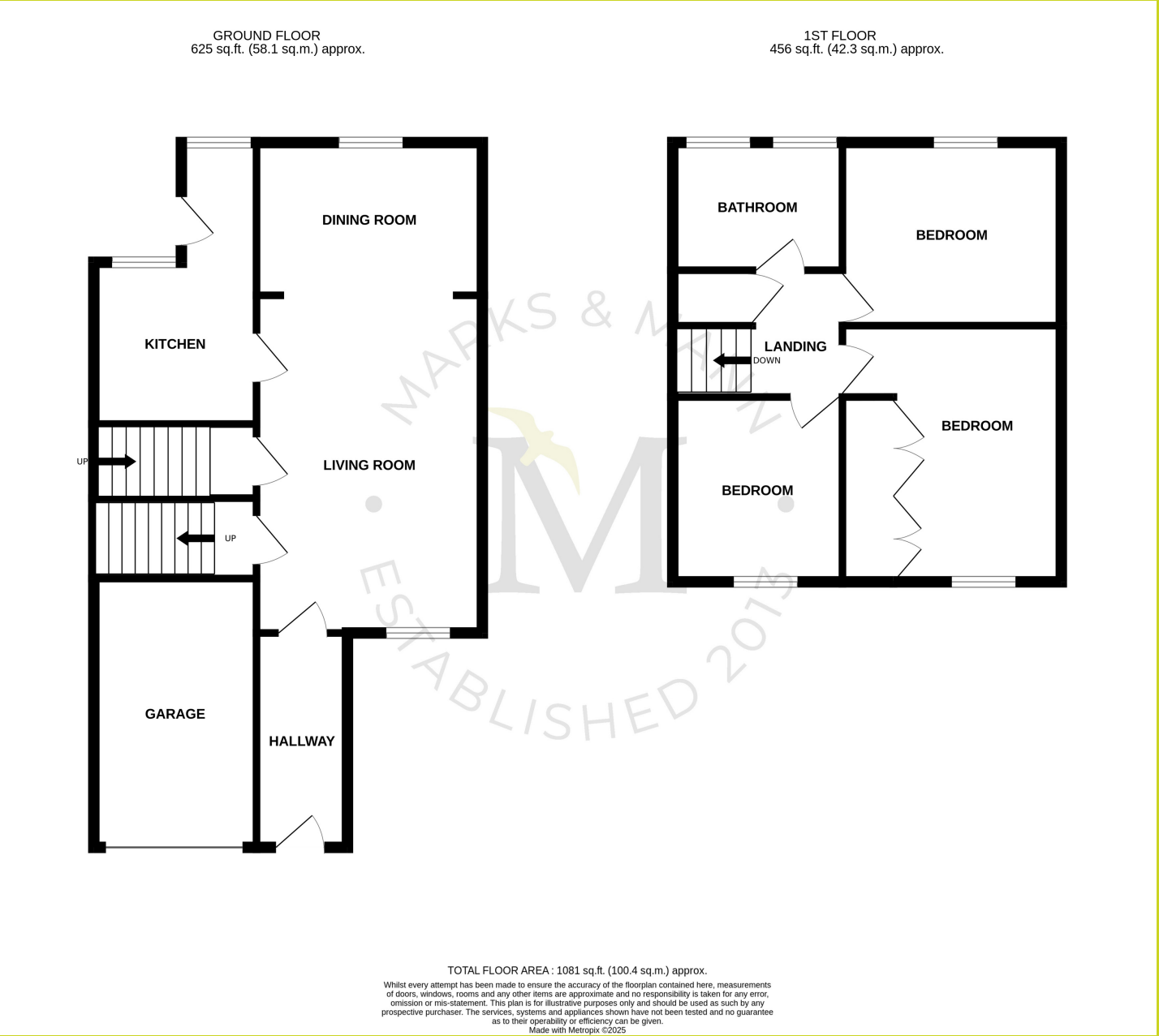
Disclaimer

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.

Holcombe Crescent, Ipswich



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

