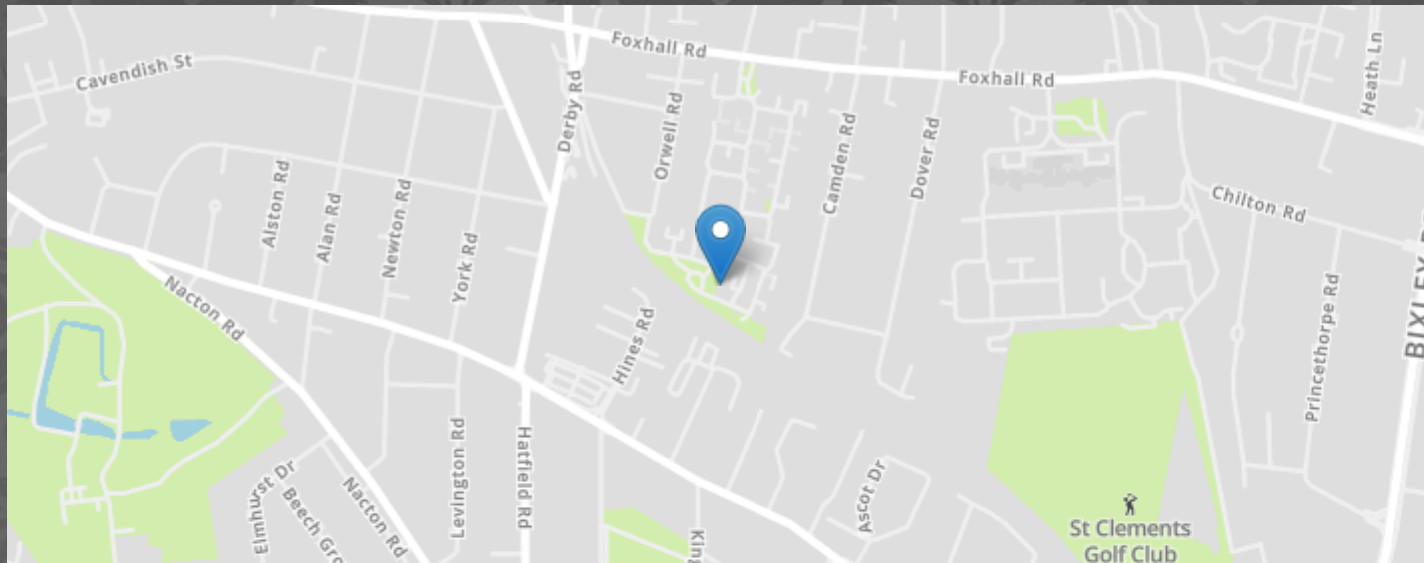


## Provan Court, Ipswich



- TWO BEDROOM
- EN-SUITE
- ALL ELECTRIC
- IDEAL LOCATION
- DOUBLE GLAZED
- FIRST FLOOR
- LIVING ROOM/KITCHEN
- WELL KEPT
- WELL PRESENTED
- PARKING SPACE

# MARKS & MANN

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

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

# MARKS & MANN



## Provan Court, Ipswich

We are pleased to introduce this well kept and well presented first floor apartment to the market for sale. The property is positioned in an ideal location close to amenities and schools.

Internally the property benefits from, the entrance hall, living room/kitchen, bedroom one which benefits from an En-suite, bedroom two and the bathroom. Externally the property benefits from an allocated parking space.

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

**£150,000**



Provan Court, Ipswich

Entrance hall

Storage cupboard x2/ tank housing, electric radiator.

Living room /kitchen

3.15m x 6.42m (10' 4" x 21' 1")  
French doors to Juliette balcony, inset ceiling spot lights, electric radiator, sink/draining board, extractor, hob, integrated oven.

Bedroom one

3.64m x 3.44m (11' 11" x 11' 3")  
Double glazed window to rear aspect, electric radiator.

En-suite

Shower cubicle, heated towel rail, low level WC, hand wash basin, inset ceiling spot lights.

Bedroom two

2.21m x 3.44m (7' 3" x 11' 3")  
Double glazed window to rear aspect, electric radiator.

Bathroom

Low level WC, double glazed window to front aspect, bath with shower fitting, hand wash basin, inset ceiling spot lights, heated towel rail.

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 8GG as the point of destination.

Important information

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

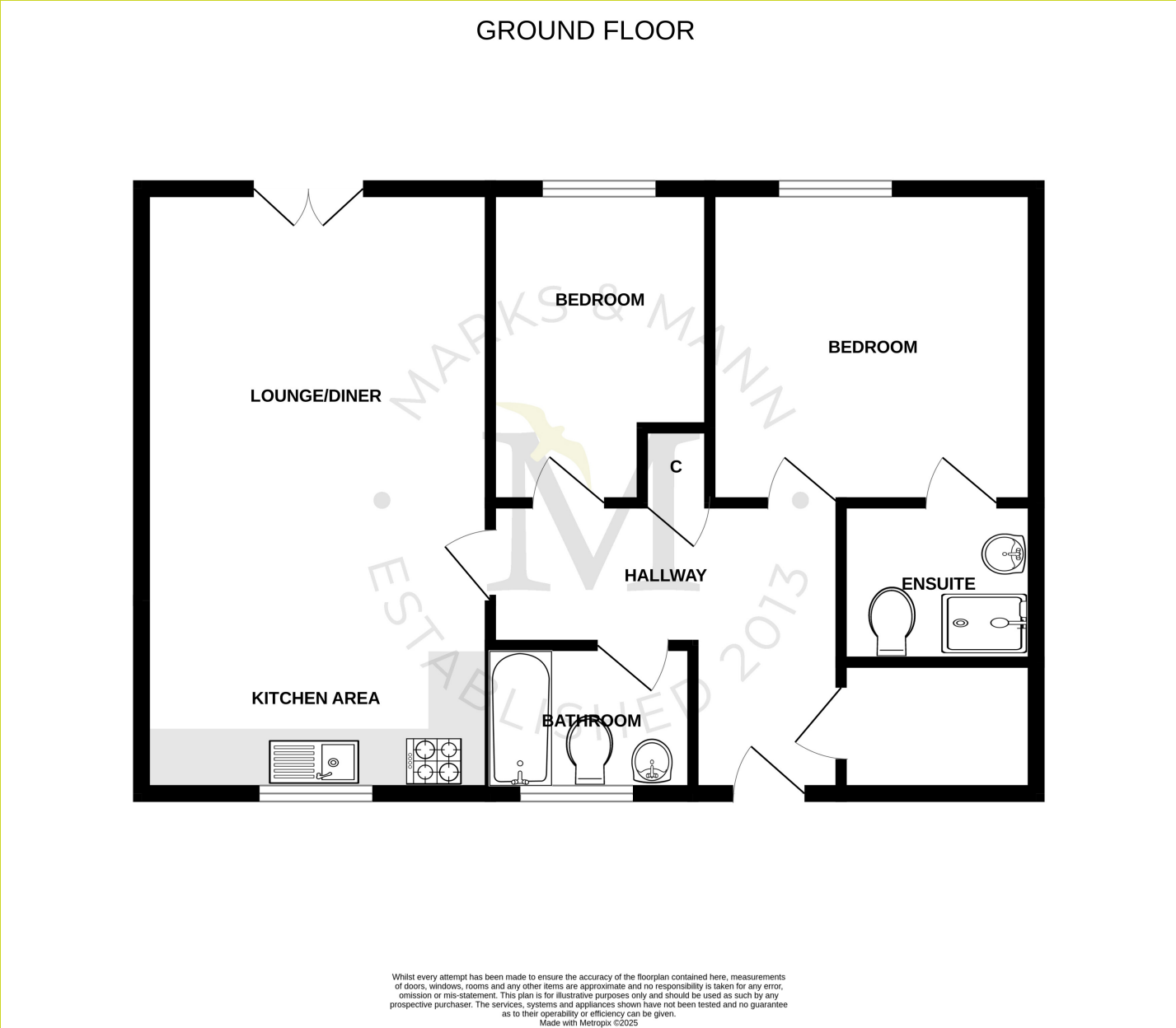
Disclaimer

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.

Provan Court, Ipswich



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

