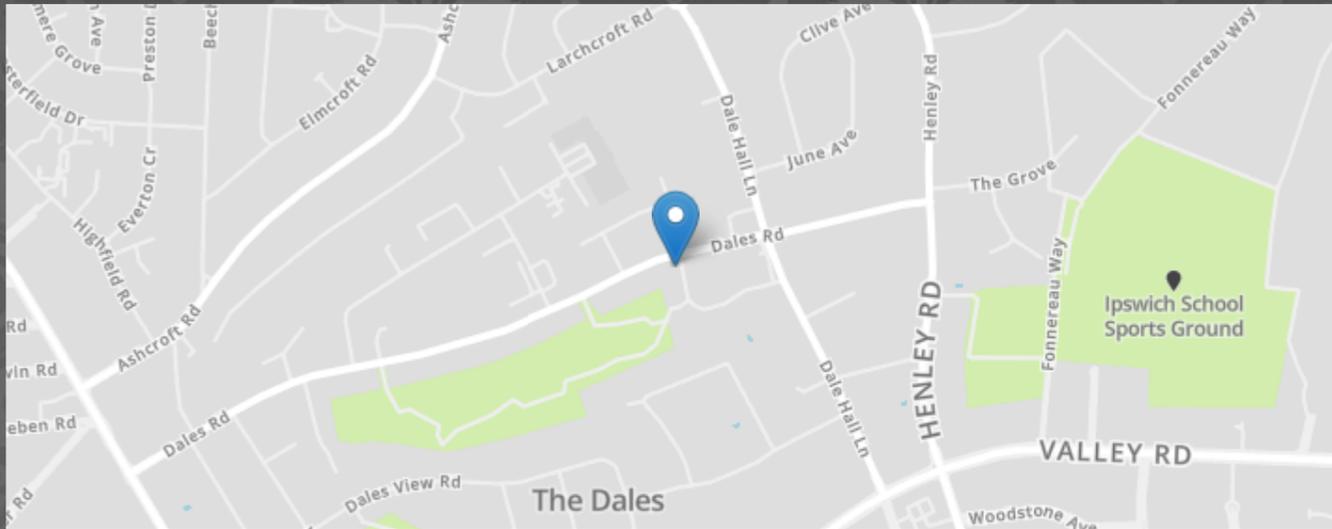


Dales Road, Ipswich



- TWO BEDROOMS
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- DOUBLE GLAZED WINDOWS AND DOORS
- SHOWER ROOM
- GOOD SIZE REAR GARDEN
- EXTENDED SEMI-DETACHED BUNGALOW
- GAS CENTRAL HEATING
- EASY ACCESS TO A12 & A14
- GARAGE
- TWO RECEPTION ROOMS

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Dales Road, Ipswich

Introduced to the market for sale this extended two bedroom semi-detached bungalow, located in the popular Dales are in the north-west of Ipswich, with easy access to the A12/A14 and close to local schools and amenities.

Internally the property benefits from, entrance porch, entrance hall, living room, dining room, kitchen, bedroom one, bedroom two and shower room. Externally the property benefits from off road parking for three vehicles and a good size rear garden which is mainly laid to lawn.

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

£255,000 Offers in Excess Of

Dales Road, Ipswich

Entrance Porch

Double doors to front door.

Entrance Hall

Front door, radiator X2, storage cupboard x2.

Living Room

3.38m x 4.15m (11' 1" x 13' 7")
Door to rear aspect, double glazed window to rear aspect, gas fireplace.

Dining Room

3.48m x 2.27m (11' 5" x 7' 5")
Radiator, double glazed window to rear aspect.

Kitchen

3.61m x 3.03m (11' 10" x 9' 11")
Integrated oven, extractor and hob, double glazed window to rear aspect, radiator, ceiling spotlights.

Bedroom One

2.97m x 6.97m (9' 9" x 22' 10")
Double glazed window to rear aspect, radiator, double glazed window to side aspect, built in wardrobe.

Bedroom Two

2.96m x 2.87m (9' 9" x 9' 5")
Double glazed window to front aspect, radiator, built in wardrobe.

Shower Room

Hand wash basin, low level WC, double glazed window to front aspect, radiator, shower cubicle.

Front Garden

Block paved frontage allowing parking for three vehicles. Garage with electric door, power and light. Raised flower beds.

Rear Garden

Mainly laid to lawn with patio area, summer house, shed.

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 IP1 4JY as the point of destination.

Important Information

Tenure - Freehold
Services - we understand that, gas, electricity, water and drainage are connected to the property.
Council Tax Band: C
EPC rating: TBC

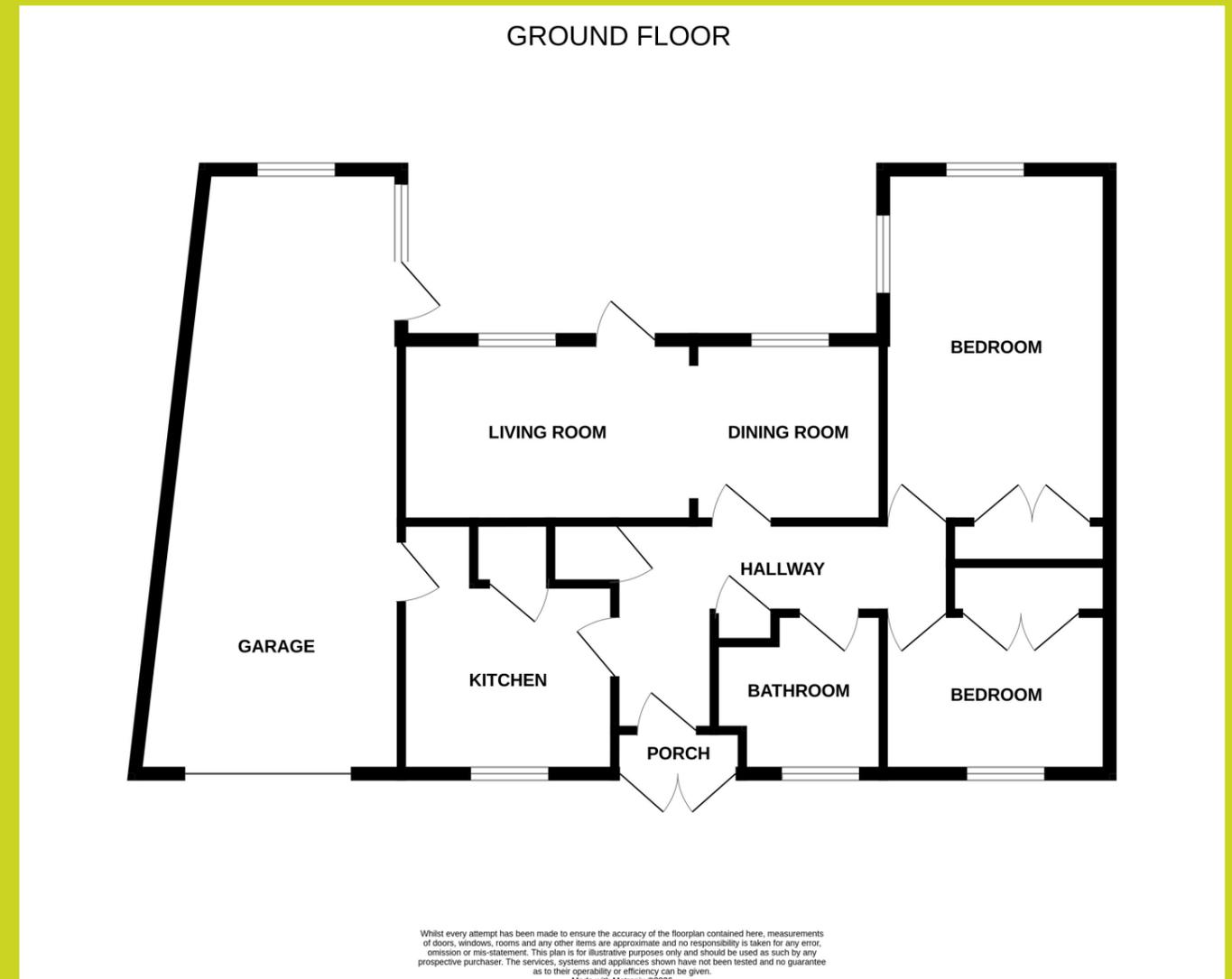
Disclaimer

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.

Dales Road, Ipswich



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

