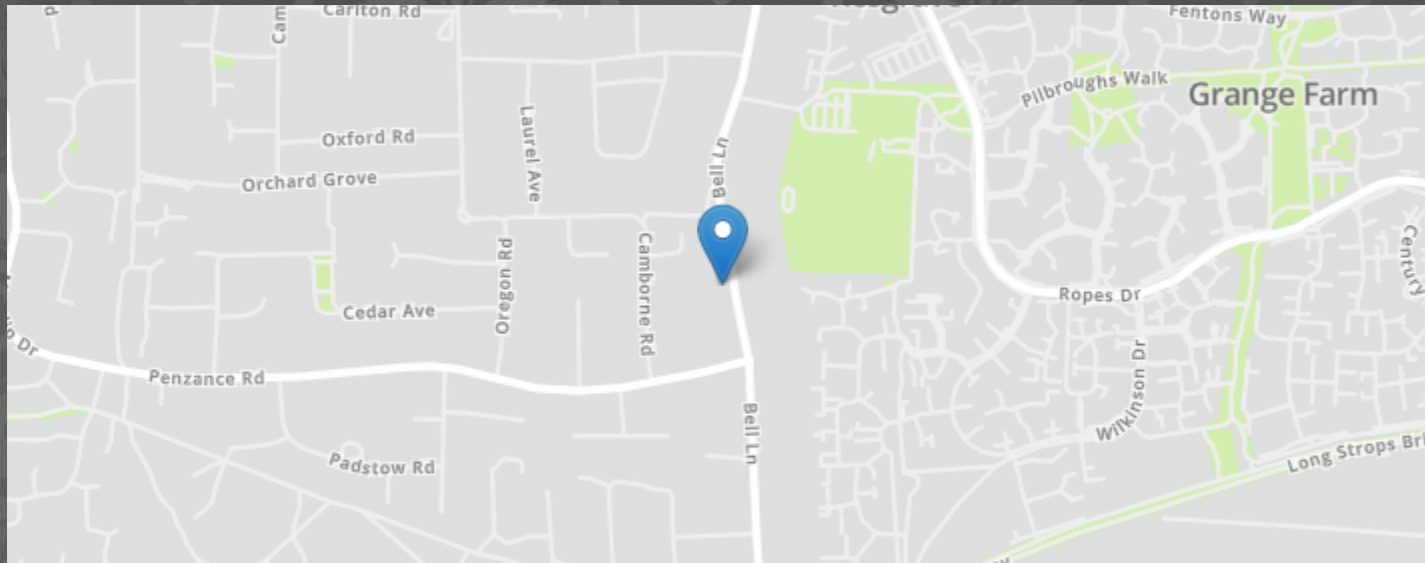


Bell Lane, Kesgrave, Ipswich



- FANTASTIC DEVELOPMENT OPPORTUNITY
- GARAGE
- KITCHEN AND LEAN-TO/UTILITY ROOM
- POPULAR OLD KESGRAVE
- TWO BEDROOM DETACHED BUNGALOW
- SITTING/DINING ROOM
- PLOT APPROACHING APPROXIMATELY ONE QUARTER OF AN ACRE
- CLOSE TO LOCAL AMENITIES AND BUS ROUTES

MARKS & MANN



Bell Lane, Kesgrave, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this TWO BEDROOM DETACHED BUNGALOW situated in popular Old Kesgrave. The property offers FANTASTIC DEVELOPMENT OPPORTUNITY and comprises entrance hall, sitting/dining room, kitchen, lean-to, two bedrooms and a family bathroom. The property has the added benefit of gas central heating, a garage and sits on a plot approaching approximately one quarter of an acre. An early viewing is strongly advised to avoid any disappointment.

MARKS & MANN

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Website www.marksandmann.co.uk

£300,000

Bell Lane, Kesgrave, Ipswich

Entrance hall

Window to front and rear/lean to utility room, radiator, storage cupboard and doors to the sitting/dining room and family bathroom.

Family bathroom

Window to rear/lean to/utility room with bath, wash hand basin and WC.

Sitting/dining room

Window to front and side, radiator, storage cupboard and doors to bedroom two and the kitchen.

Sitting area

5.84m x 3.05m (19' 2" x 10' 0")

Dining area

3.05m x 2.14m (10' 0" x 7' 0")

Bedroom two

3.64m x 3.05m (11' 11" x 10' 0")
Window to front, radiator and storage cupboard.

Kitchen

4.24m x 2.97m (13' 11" x 9' 9")
Dual aspect room with windows to rear and side, base and eye level units with worktop over, sink, space for an oven and fridge/freezer, with doors to the lean to/utility room and bedroom one.

Lean-to/utility room

2.62m x 1.73m (8' 7" x 5' 8")
Base units with worktop over, sink and space and plumbing for a washing machine and tumble dryer. Door to the rear garden.

Bedroom one

3.53m x 3.03m (11' 7" x 9' 11")
Window to rear, radiator, fitted wardrobes and access to the airing cupboard.

Outside

The front of the property is laid to lawn with a pathway to the front door and side access leading to the single detached garage which has power and light connected, and the rear garden.

The rear garden has an immediate hardstanding area with the remainder being predominately laid to lawn, being a substantial plot approaching approximately a quarter of an acre.

Directions

Please use IP5 1JL as the point of destination.

Disclaimer

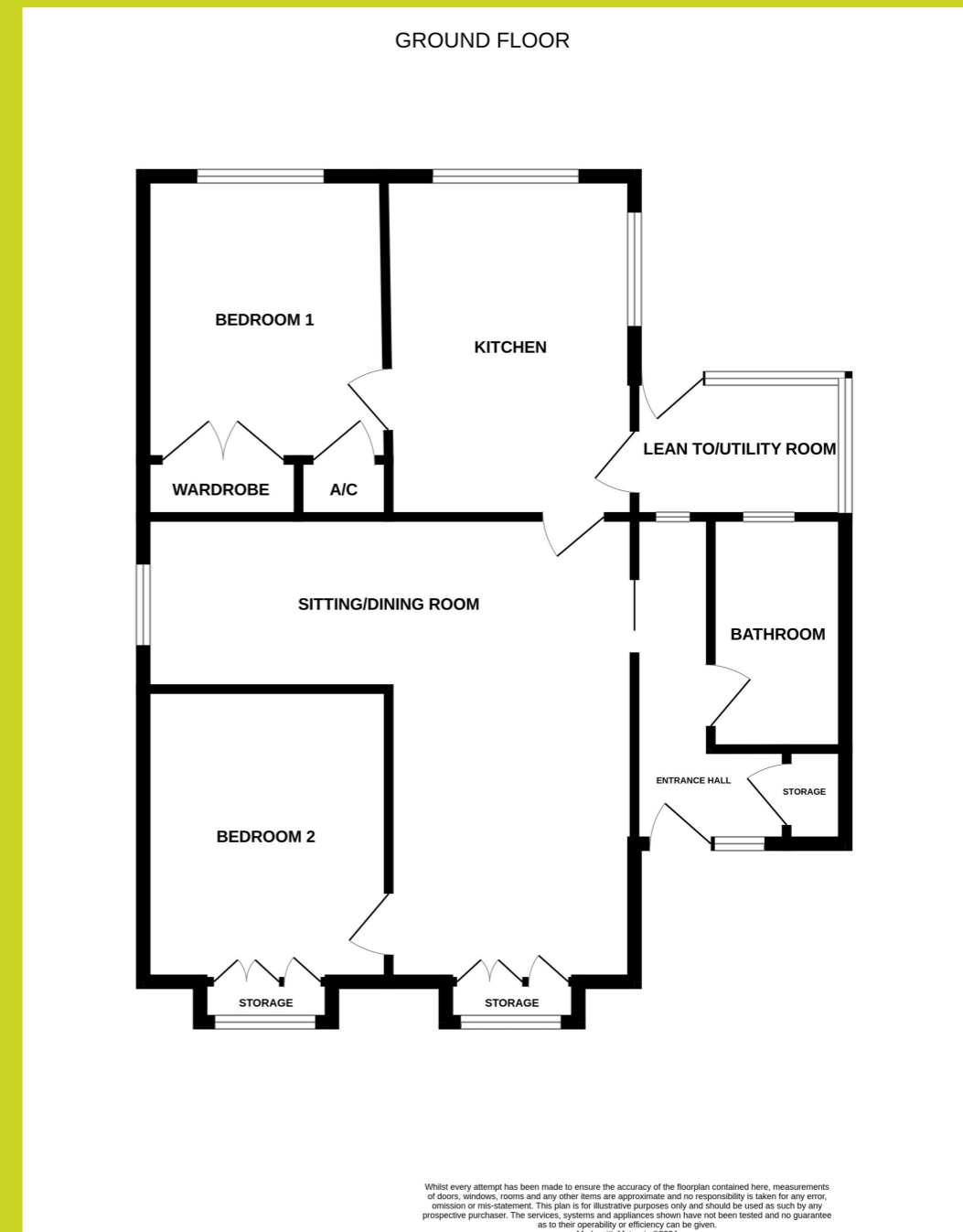
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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.

Bell Lane, Kesgrave, Ipswich



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

