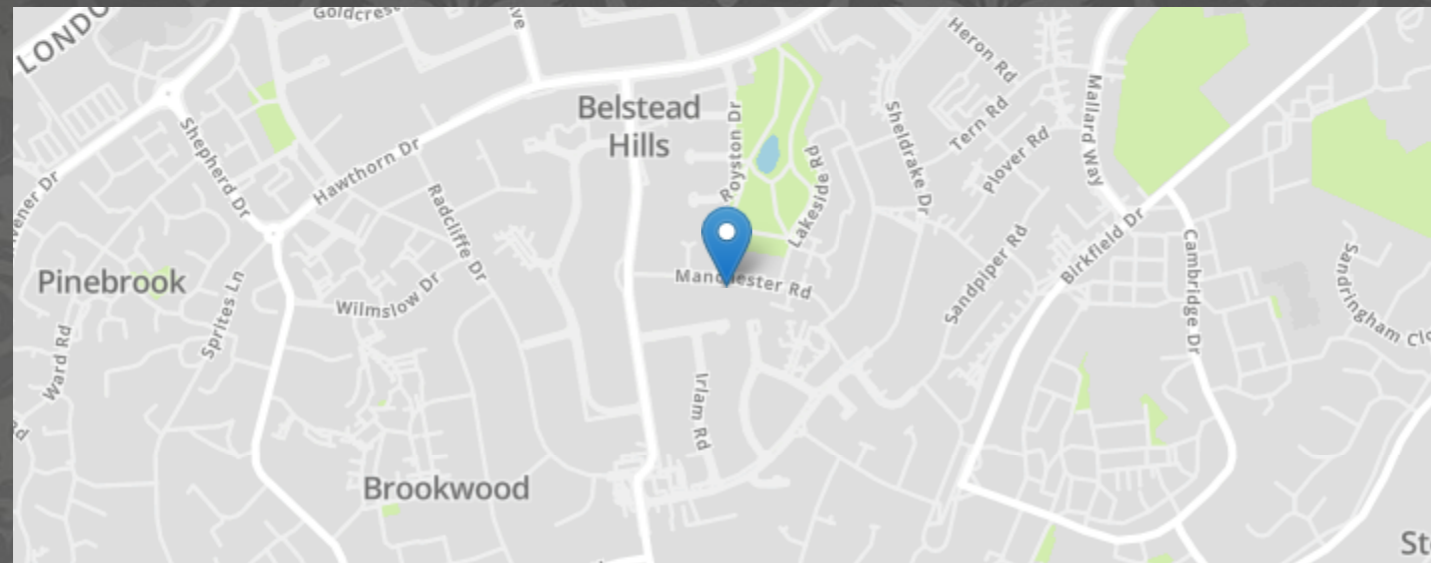


## Manchester Road, Ipswich



- OFF ROAD PARKING
- FOUR BEDROOMS
- PATIO AREA
- GARAGE
- CLOSE TO AMENITIES
- EXTENDED
- GAS CENTRAL HEATING
- EN SUITE
- DOUBLE GLAZED
- TWO RECEPTION ROOMS

# MARKS & MANN

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

# MARKS & MANN



## Manchester Road, Ipswich

We are pleased to introduce this exceptionally well kept and well presented four bedroom extended semi detached home. Positioned in an ideal location close to schools, amenities and access to the A12 and A14.

Externally the property benefits from off road road parking for multiple vehicles plus a garage, a beautiful south facing garden which benefits from a patio area, flower beds, lawn space and outbuilding to the bottom and external w/c. Internally the property benefits from, on the ground floor: Entrance hall, dining area, living room and kitchen. The first floor benefits from, the landing area, bedroom one which features an en-suite, bedroom two, bedroom three, bedroom four and the family bathroom.

The home has been upgraded and kept with love over the course of ownership and is now ready for new owners to make it their own.

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

**£315,000**



## Manchester Road, Ipswich

### Entrance Porch

Full height double glazed front door with side window to match. Door leading to hall

### Hallway

Radiator, Doors leading to dining room and kitchen, stairs to first floor

### Sitting room

3.32m x 6.24m (10' 11" x 20' 6") Radiator, double glazed sliding door to garden. Fireplace, archway to dining room.

### Dining room

3.15m x 3.79m (10' 4" x 12' 5") Radiator, double glazed window to front aspect, archway to sitting room,

### Kitchen

2.19m x 6.96m (7' 2" x 22' 10") Radiator, Double glazed door. with window to side, rear aspect. Hob, extractor hood, integrated oven, range of base and eye level units with tiled splash back. There is space and plumbing for washing machine and dishwasher.

### Landing

Valiant boiler/airing cupboard, doors leading to 4 bedrooms and bathroom

### Bedroom one

1.98m x 3.09m (6' 6" x 10' 2") Radiator, double glazed window to rear aspect. Wardrobe space

### Bedroom two

2.64m x 3.79m (8' 8" x 12' 5") Radiator, double glazed window to front aspect, ensuite.

### Ensuite

Radiator, double glazed window to rear aspect. Toilet, shower, basin.

### Bedroom three

3.19m x 3.47m (10' 6" x 11' 5") Radiator, Double glazed window to front.

### Bedroom 4

2.15m x 2.33m (7' 1" x 7' 8") Radiator, double glazed window to front aspect. Storage cupboard

### Family bathroom

Radiator/towel rail, double glazed frosted window to rear, basin, toilet, bath with handheld shower.

### Outside

To the front of the property there is off road parking for two vehicles leading to front porch.

South facing rear garden with path leading to outbuilding with electricity. three patio areas, borders with mature shrubs and lawn area enclosed with wooden fencing. Outside toilet with basin. Single garage

### Directions

Please use IP2 9PS as a point of destination.

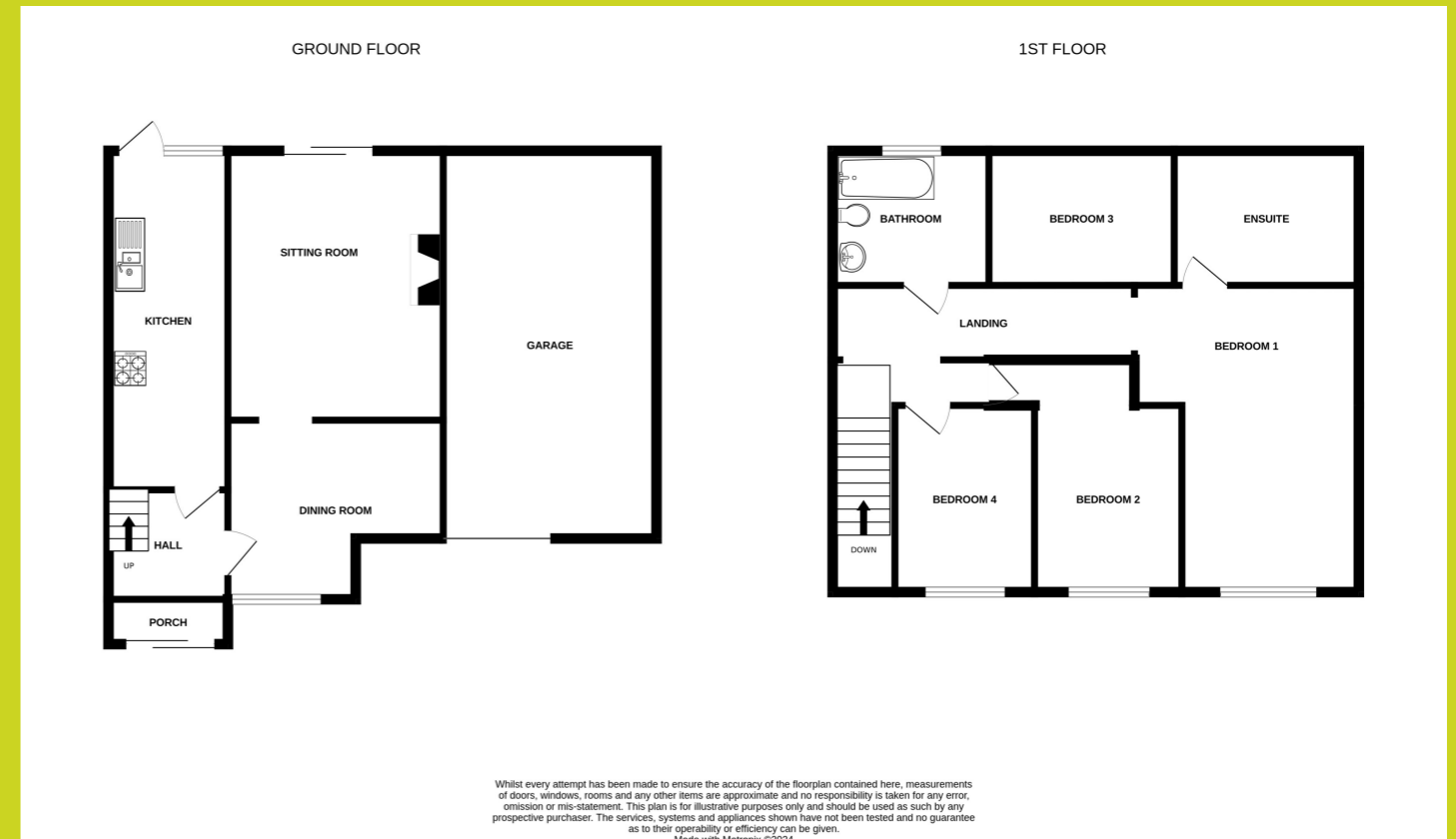
### Disclaimer

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

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.

## Manchester Road, Ipswich



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

