



- THREE BEDROOMS
- POPULAR RIVERS ESTATE IN EAST IPSWICH
- GAS HEATING VIA RADIATORS
- DOUBLE GLAZED WINDOWS
- CLOSE TO HOLYWELLS PARK
- SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- GARAGE
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- PARKING FOR TWO CARS TO THE REAR OF THE PROPERTY

**MARKS & MANN**



## Dereham Avenue, Ipswich

We are pleased to offer this three bedroom semi-detached house situated on the popular rivers estate in East Ipswich, ideally located close to local schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room, dining room and kitchen. To the first floor: Landing, bedroom one, bedroom two, bedroom three and bathroom. Externally the property benefits from a front garden being laid to lawn with flower border and a rear garden which is enclosed by panelled fencing, laid to lawn and flower borders. There is a single garage with parking for two vehicles to the rear.

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

**£280,000**

**MARKS & MANN**

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# Dereham Avenue, Ipswich

## Entrance Hall

Front door, radiator, understairs storage. Stairs to first floor.

## Living Room

13' 9" x 12' 3" (4.19m x 3.73m)

Double glazed window to front aspect, radiator, electric fireplace.

## Dining Room

12' x 10' 4" (3.65m x 3.14m)

Radiator, sliding door to rear aspect.

## Kitchen

15' 9" x 8' (4.81m x 2.44m)

Double glazed window to side of aspect, boiler, extractor, sink draining board, double glazed window to rear aspect, door to side aspect, radiator, wine cooler.

## Landing

Double glazed window to side aspect, loft hatch.

## Bedroom One

13' 9" x 12' 3" (4.20m x 3.74m)

Double glazed window to front aspect, radiator, built in wardrobe X2.

## Bedroom Two

12' x 10' 2" (3.66m x 3.11m)

Double glazed window to rear aspect, radiator, built in wardrobe X2.

## Bedroom Three

8' 11" x 7' 6" (2.72m x 2.29m)

Double glazed window to rear aspect, radiator.

## Bathroom

Bath with shower over, double glazed window to front aspect, heated towel rail, hand wash basin, low level WC.

## Front Garden

Enclosed by panel fencing and a brick wall to the front. Laid to lawn with path leading to front door. Mature plants and shrubs. Side access to rear garden.

## Rear Garden

99' 9" x 21' 8" (30.40m x 6.60m)

Mainly laid to lawn with patio area, shed and garage to rear with parking for two vehicles.

## 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 IP4 5PN as a point of destination.

## 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.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	