

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

MARKS & MANN



Sandringham Close, Ipswich

Being offered with NO ONWARD CHAIN!!!

Marks & Mann Estate Agents Ltd are delighted to offer for sale this EXTENDED THREE BEDROOM DETACHED BUNGALOW located in the popular area known as 'The Royals'. The property benefits from entrance hallway, lounge, dining room, two kitchens, family bathroom, three bedrooms, utility room, double glazed windows, gas heating via radiators, front & rear gardens, garage and driveway providing off road parking.

Property is situated 0.4 miles walking distance from Stoke Asda Superstore. 1.8 miles away from Ipswich town centre and 1.4 miles away from Ipswich train station providing main line links to London and Norwich.

Viewing is highly recommended!!!

£400,000

MARKS & MANN

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

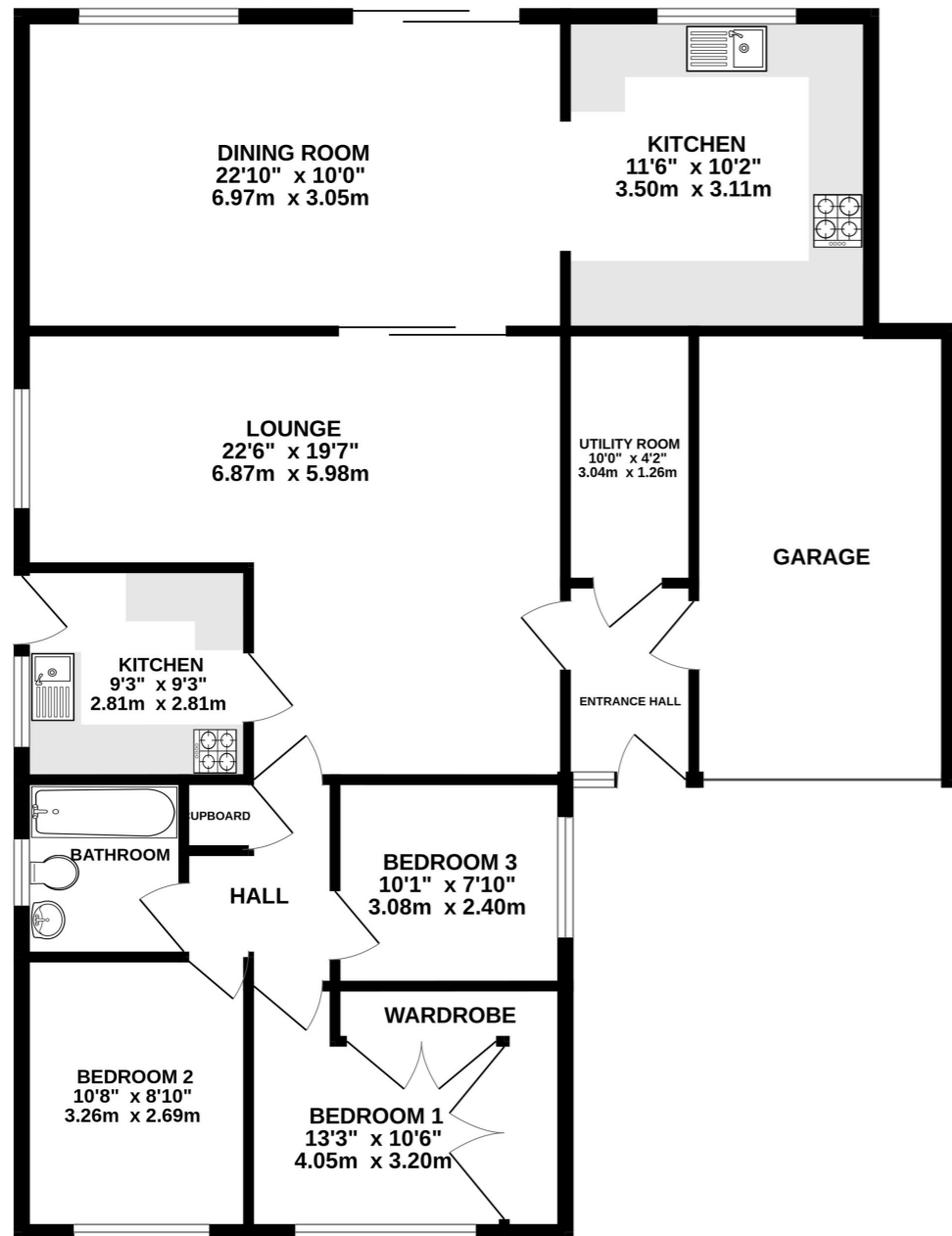
01473 396 296

contactipswich@marksandmann.co.uk

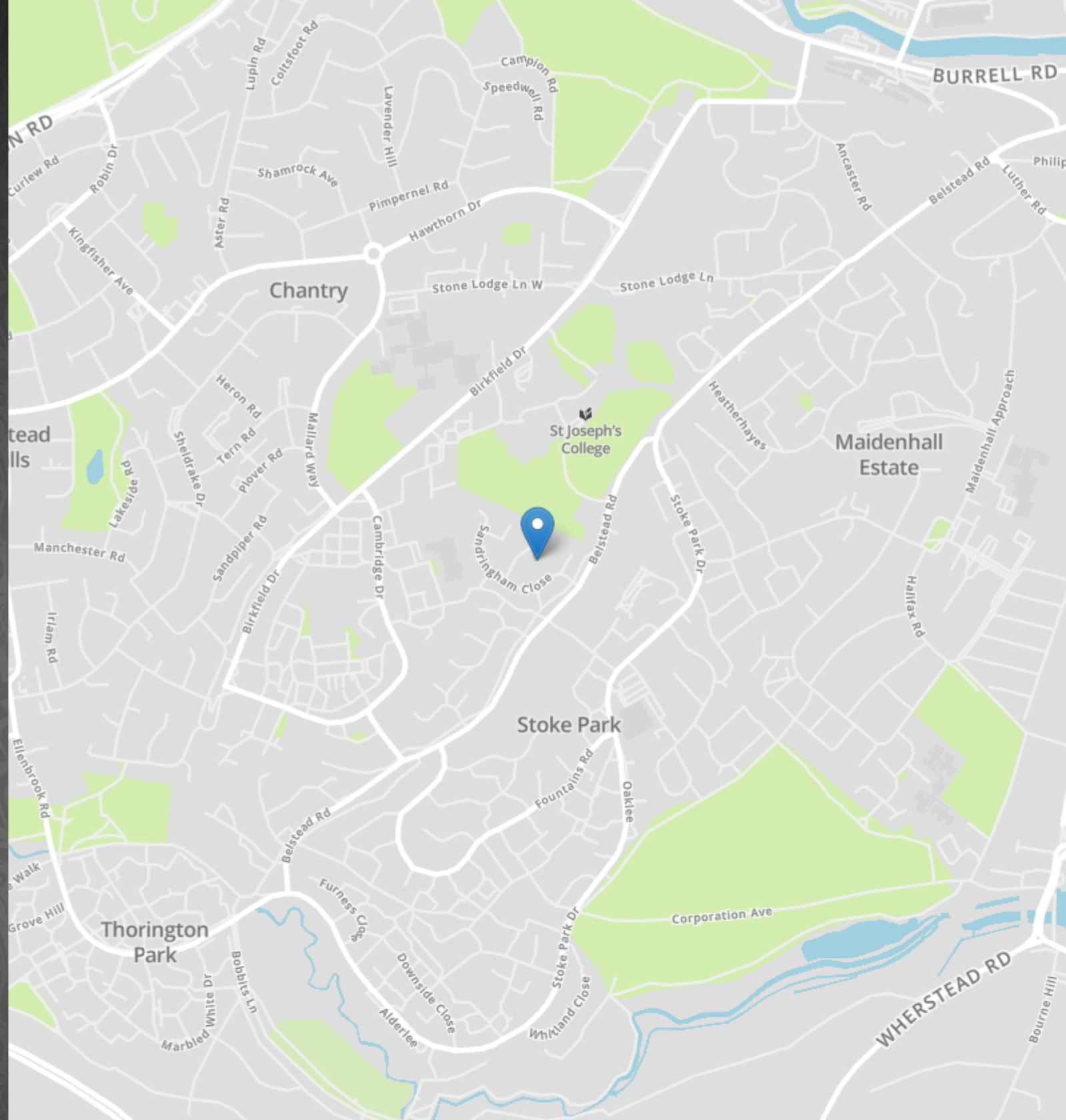
Website www.marksandmann.co.uk



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MARKS & MANN

99 - 101 Penshurst Road, Ipswich, Suffolk, IP3 8QB.
Landline 01473 396296
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- NO ONWARD CHAIN!!!
- DETACHED BUNGALOW
- GARAGE & OFF ROAD PARKING
- TWO KITCHENS
- FRONT & REAR GARDENS

- THREE BEDROOMS
- POPULAR 'ROYALS AREA' IN SOUTH WEST IPSWICH
- LOUNGE & DINING ROOM
- DOUBLE GLAZING & GAS HEATING VIA RADIATORS
- VIEWING ADVISED!!!

Front

Block paved providing off road parking. Mature plants and shrubs.

Entrance Hall

Double glazed entrance door to front. Double glazed window to front. Radiator. Doors leading to utility, garage and lounge.

Lounge/Diner

6.87m x 5.98m (22' 6" x 19' 7") L-Shaped. Double glazed window to side. Double glazed patio doors to rear. Two radiators. Coved.

Dining Area/Reception Room

6.97m x 3.05m (22' 10" x 10' 0") Double glazed window to rear. Double glazed patio doors to rear. Two radiators. Coved. Opening to:

Kitchen

3.50m x 3.11m (11' 6" x 10' 2") Double glazed window to rear. Range of eye level units. Range of base level units with cupboards and drawers. Double sink and drainer unit with mixer tap over. Tiled splashback. Integrated oven and gas hobs with extractor hood over. Integrated fridge freezer. Spot lighting. Tiled flooring.

Second Kitchen

2.81m x 2.81m (9' 3" x 9' 3") Double glazed window to side. Double glazed door to side. Range of eye level units. Range of base level units with cupboards and drawers. Sink and drainer unit. Tiled splashback. Integrated oven and gas hobs with extractor hood over. Tiled flooring.

Inner Hall

Cupboard housing boiler. Doors to:

Bedroom One

4.05m x 3.20m (13' 3" x 10' 6") Double glazed window to front. Fitted wardrobes. Radiator.

Bedroom Two

3.26m x 2.69m (10' 8" x 8' 10") Double glazed window to front. Radiator.

Bedroom Three

3.08m x 2.40m (10' 1" x 7' 10") Double glazed window to side. Radiator.

Bathroom

Double glazed window to side. Panel bath with shower over. Low level WC. Vanity hand wash basin. Tiled walls and flooring. Heated towel rail. Coved.

Utility Room

3.04m x 1.26m (10' 0" x 4' 2") Tiled flooring. Space for washing machine.

Garage

5.12m x 2.65m (16' 10" x 8' 8") Power & Lighting. Up & Over door to front.

Rear Garden

Patio area. Enclosed rear garden with Mature plants, shrubs and trees. Side gate providing access.

Disclaimer

In accordance with the Property Misdescriptions Act (1991) 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 instruction the council tax band for this property was band D.