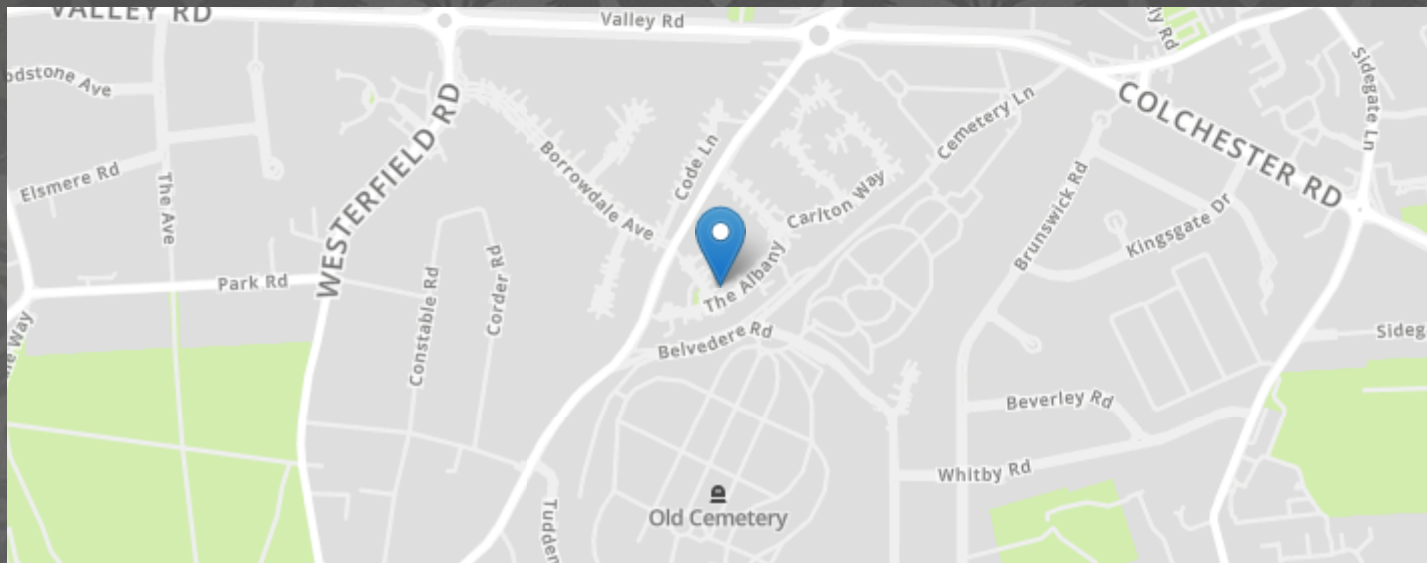


## The Albany, Ipswich



- OFF ROAD PARKING
- UNDER FLOOR HEATING
- DETACHED
- GARDEN
- IDEAL LOCATION
- SOLAR POWER
- DOUBLE GARAGE
- EN-SUITE
- FOUR BEDROOM
- DOUBLE GLAZED

# MARKS & MANN

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

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

# MARKS & MANN



## The Albany, Ipswich

We are pleased to introduce a rare opportunity to acquire this exceptionally well kept detached bungalow spanned over circa 2500 sq ft. The property is nestled on a quiet no through road but ideally positioned close to amenities.

Internally the property comprises the porch, entrance hall, kitchen/diner, reception room, sun room, utility, cloakroom, living room, bedroom one which features an En-suite plus fitted wardrobes and draws, bedroom two which also features fitted wardrobes and drawers, bedroom three, bedroom four bedroom five/office and bathroom. The property also contains a workshop and double garage both with power and lighting. Externally the property benefits from an in out paved drive way which offers ample off road parking for multiple vehicles.

The abode is equipped with underfloor heating throughout and precautionary ceiling heating which runs off of electric. The home utilises solar energy and has been fitted with the maximum amount of solar panels for a domestic property and also reaps the benefits of the maximum feeding tariff which is transferable to the new owners.

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

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

**£625,000**



The Albany, Ipswich

Porch

Front door.

Entrance hall

Front door.

Kitchen/diner

Double glazed window/S to side aspect, sink/draining board, extractor.

Reception room

Door to sun room.

Utility

Sink/draining board, double glazed window to rear aspect.

Sun room

Windows to side aspect, sliding door to rear aspect.

Living room

Fire place, Double glazed window/S x2 to side aspect.

Bedroom one

Fitted wardrobes and drawers, double glazed window to rear aspect.

En-suite

Heated towel rail/radiator, double glazed window to side aspect, shower cubicle, low level WC, hand wash basin, bidet.

Bedroom two

Fitted wardrobes and drawers, double glazed window to side aspect.

Bedroom three

Double glazed window to side aspect.

Bedroom four/office

Double glazed window to side aspect.

Bathroom

Heated towel rail/radiator, double glazed window to side aspect, low level WC, bath, shower cubicle, hand wash basin.

Garden

Patio space, raised flower beds, lawn.

Outside

Off road parking to front aspect, garden to rear aspect.

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 2TP as the 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 G.  
EPC rating: F

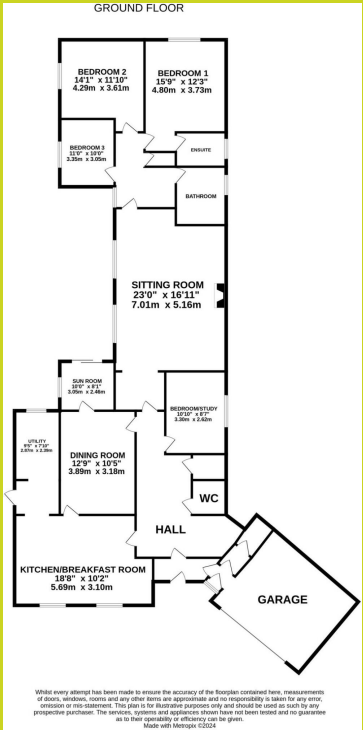
The Albany, Ipswich

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 G.



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

