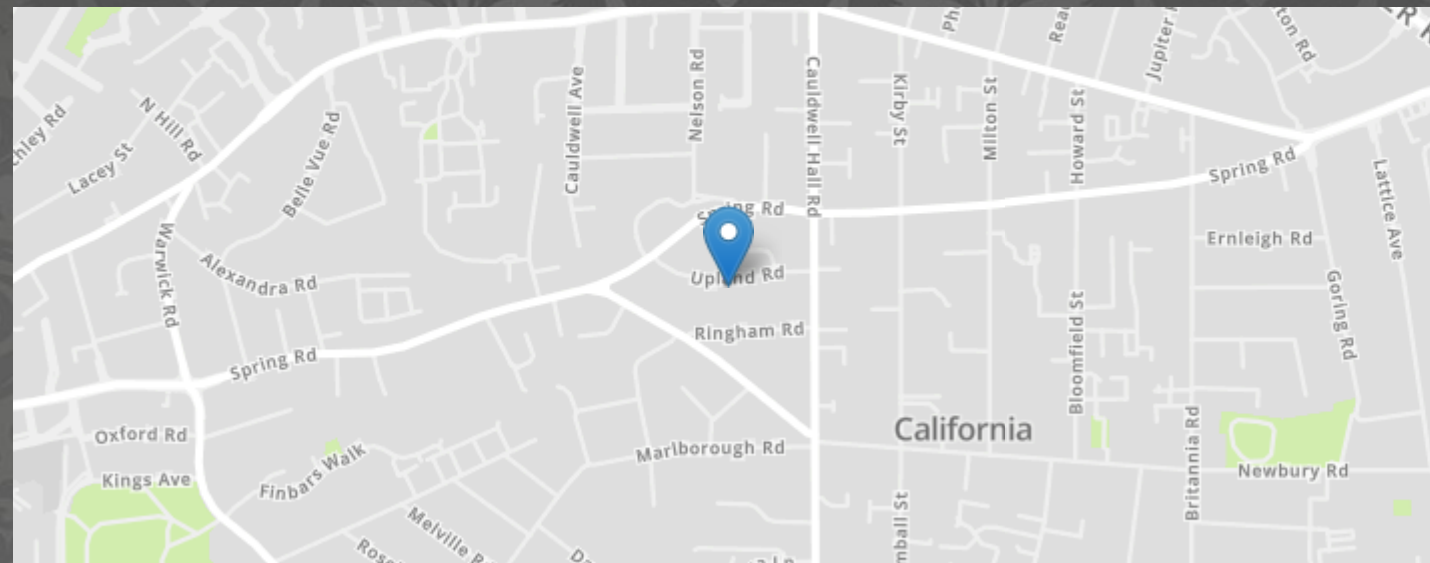


Upland Road, Ipswich



MARKS & MANN



Upland Road, Ipswich

Welcome to this charming 2-bedroom semi-detached house, perfectly situated in a friendly and well-established neighbourhood. Whether you are a first-time buyer, a small family, or looking to downsize, this delightful property offers a comfortable and inviting living space with fantastic potential to make it your own.

As you step inside, you'll immediately appreciate the warm and welcoming ambiance created by the two generously sized reception rooms. The living room provides a cosy spot to relax or entertain friends and family, with ample natural light that streams through the windows, creating a bright and airy atmosphere. Adjacent to this is the second reception room, an ideal space for a dining area, home office, or playroom – the perfect versatile space to suit your lifestyle.

The kitchen, thoughtfully designed to cater to everyday needs, offers plenty of storage and workspace, making meal preparation a delight. It enjoys a practical layout with easy access to the garden, perfect for those who love to entertain outdoors or enjoy a morning coffee al fresco.

£250,000

MARKS & MANN

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Front

Tiled path to front door, Shingle area with shrubs, side gate to rear garden.

Entrance Hall

lamineate floor, Stairs to first floor, Dado rail, Radiator.

Lounge

4.20m x 3.40m (13' 9" x 11' 2") Double glazed bay window to front, Gas fire with Marble surround and hearth, Coving, Picture rail, Radiator.

Dining Room

3.75m x 3.63m (12' 4" x 11' 11") Double glazed window to rear, Picture rail, Under stairs cupboard, Radiator.

Kitchen Dinner

4.87m x 3.02m (16' 0" x 9' 11") Double glazed window to side and rear, Doble glazed French doors to side, Tile flooring, Stainless steel sink unit and drainer with mixer tap, A range of base fitted units with cupboards and drawers. Built in dishwasher, Plumbing for washing machine, Space for cooker and fridge/Freezer, Four gas ring hob with extractor hood, Built in double eye level oven, Laminate work surfaces, Part tiled, spot lights, Radiator.

Landing

Loft access, Built in cupboard, Dado rail.

Bedroom One

4.51m x 3.38m (14' 10" x 11' 1") Two double glazed windows to front, Radiator.

Two Bedroom

3.01m x 2.87m (9' 11" x 9' 5") Double glazed window to rear, Built in wardrobes, Radiator.

Bathroom

Double glazed window to rear, Low level W.C. Part tiled, Panelled bath with shower above, His and Hers round basin, Built in cupboard housing the boiler.

Agent Note

New combination boiler fitted in 2021 and serviced each year (as in formed by the vendor).

Rear garden

Side gate, Out side tap, Mostly laid to lawn, Patio area, trees, shrubs.

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.

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.

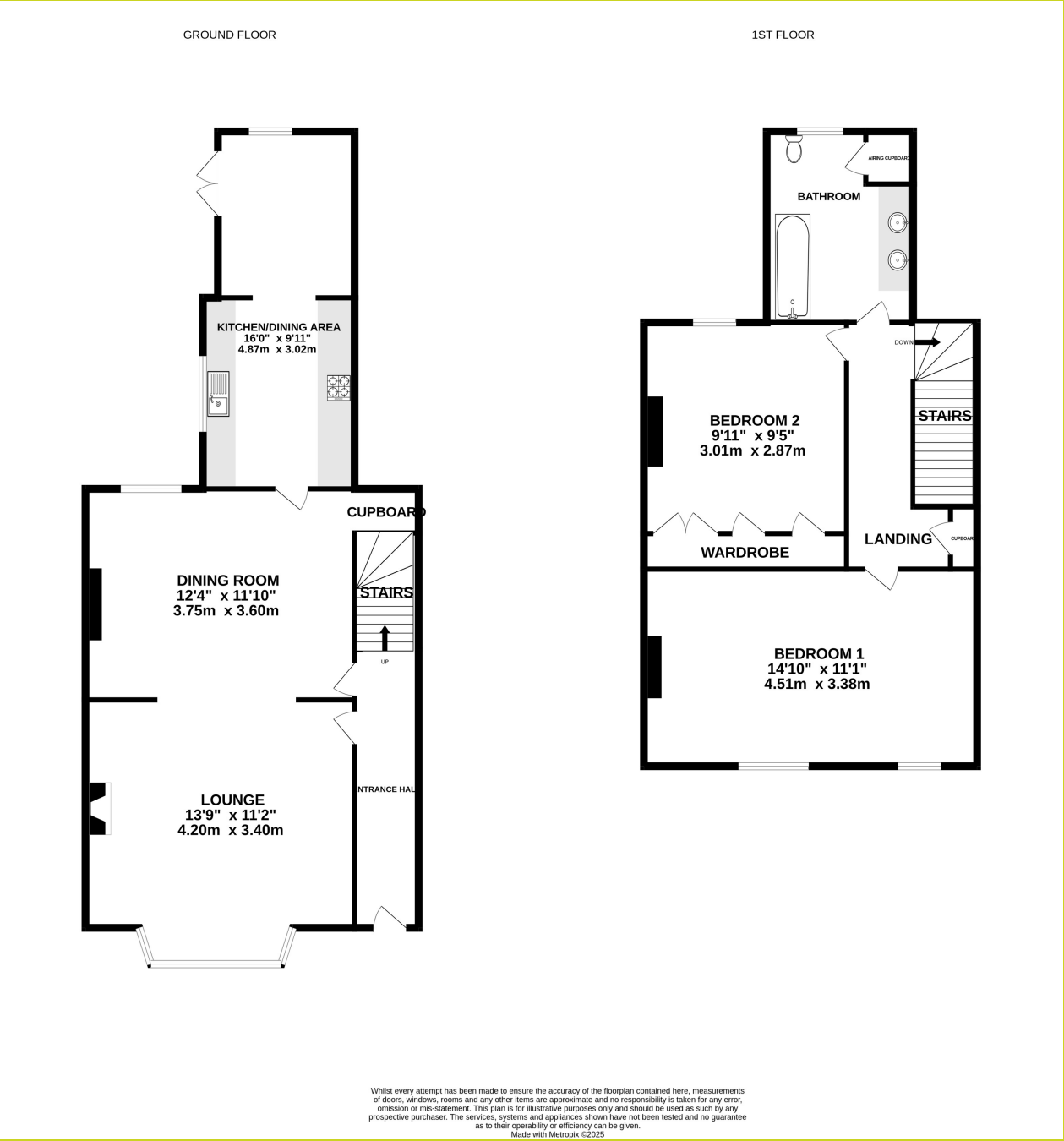
School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Council Tax Band

At the time of instruction the council tax band for this property is band B.

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

