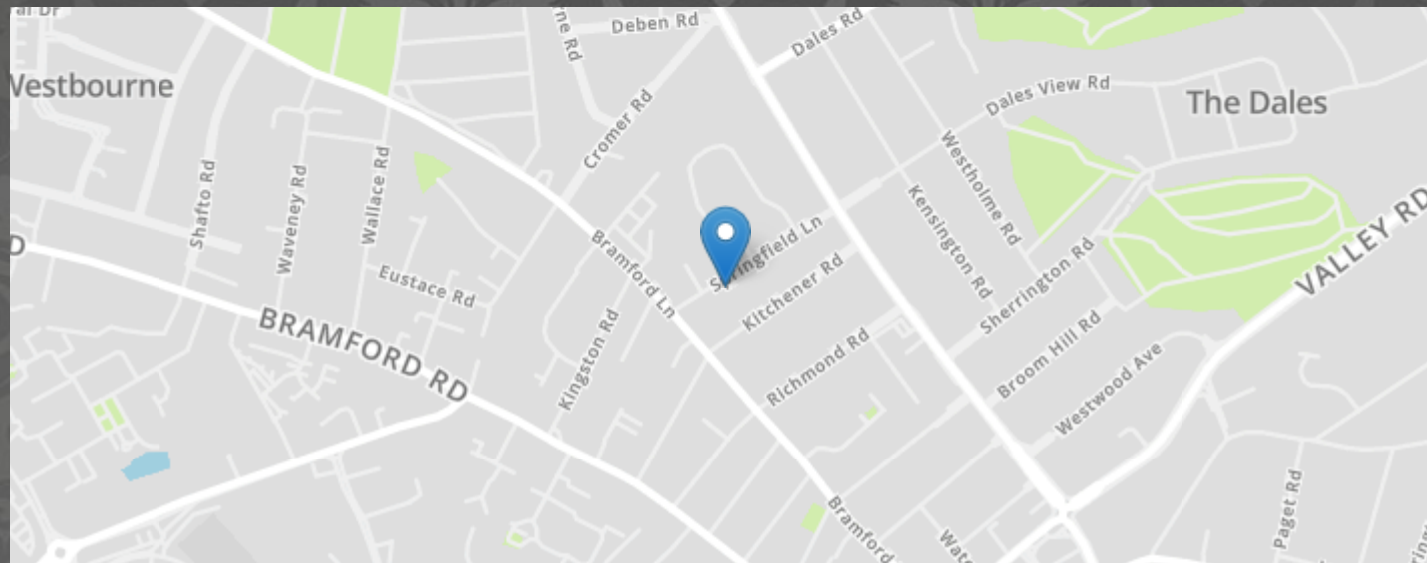


Springfield Lane, Ipswich



- WELL KEPT
- THREE BEDROOM
- TWO RECEPTION ROOMS
- WELL PRESENTED
- CLOSE TO AMENITIES
- SEMI DETACHED
- GARDEN
- IDEAL LOCATION
- GAS CENTRAL HEATING

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Springfield Lane, Ipswich

We are pleased to introduce this well kept and well presented three bedroom semi detached home to the market for sale. Situated in an ideal location the property is set close to schools and gives easy access to the town centre which offers a wealth of amenities, restaurants and activities.

Internally the property benefits from, on the ground floor: Entrance hall, dining room, living room and kitchen. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the bathroom. Externally the property benefits from stoned garden space to the front and beautifully presented rear garden which features a decking/seating area to the bottom fantastic for summer evenings and barbeques.

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

£270,000

Springfield Lane, Ipswich

Entrance hall

Radiator, front door.

Front room

3.64m x 3.58m (11' 11" x 11' 9")
Double glazed window to front aspect, electric fireplace, radiator.

Living room

3.63m x 3.31m (11' 11" x 10' 10")]
Double glazed French doors to rear aspect, gas fire place, windows to rear aspect.

Kitchen

3.67m x 2.94m (12' 0" x 9' 8")
Sink/draining board, windows to rear and side aspect, integrated dishwasher, integrated fridge freezer, integrated tumble dryer, door to side aspect, pantry.

Landing

Radiator, storage cupboard.

Bedroom one

4.68m x 4.13m (15' 4" x 13' 7")
Double glazed window/S X3 to front aspect, vertical radiator.

Bedroom two

3.71m x 2.96m (12' 2" x 9' 9")
Double glazed window to rear aspect, radiator, storage cupboard.

Bedroom three

3.30m x 2.92m (10' 10" x 9' 7")
Double glazed window to rear aspect, radiator, built-in wardrobe.

Bathroom

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

Garden

Side access, WC, brick built storage, paving, lawn, decking and seating area, workshop, stoned space.

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 IP1 4EW 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 B
EPC rating: TBC

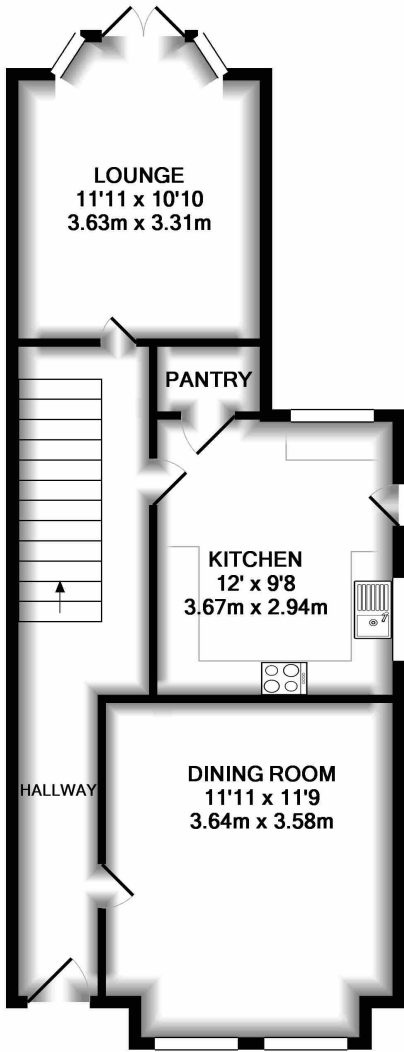
Disclaimer

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.

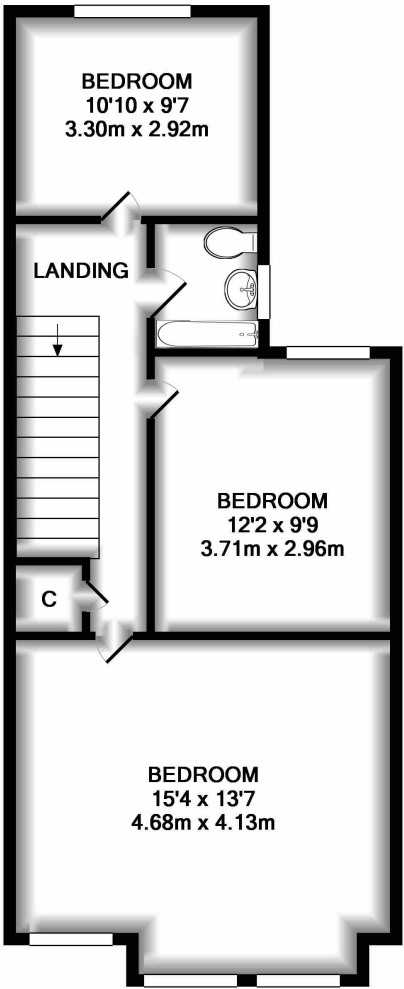
Money Laundering Regulations
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band
At the time of writing the council tax band for this property is band B.

Springfield Lane, Ipswich



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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The above floor plans are not to scale and are shown for indication purposes only.

