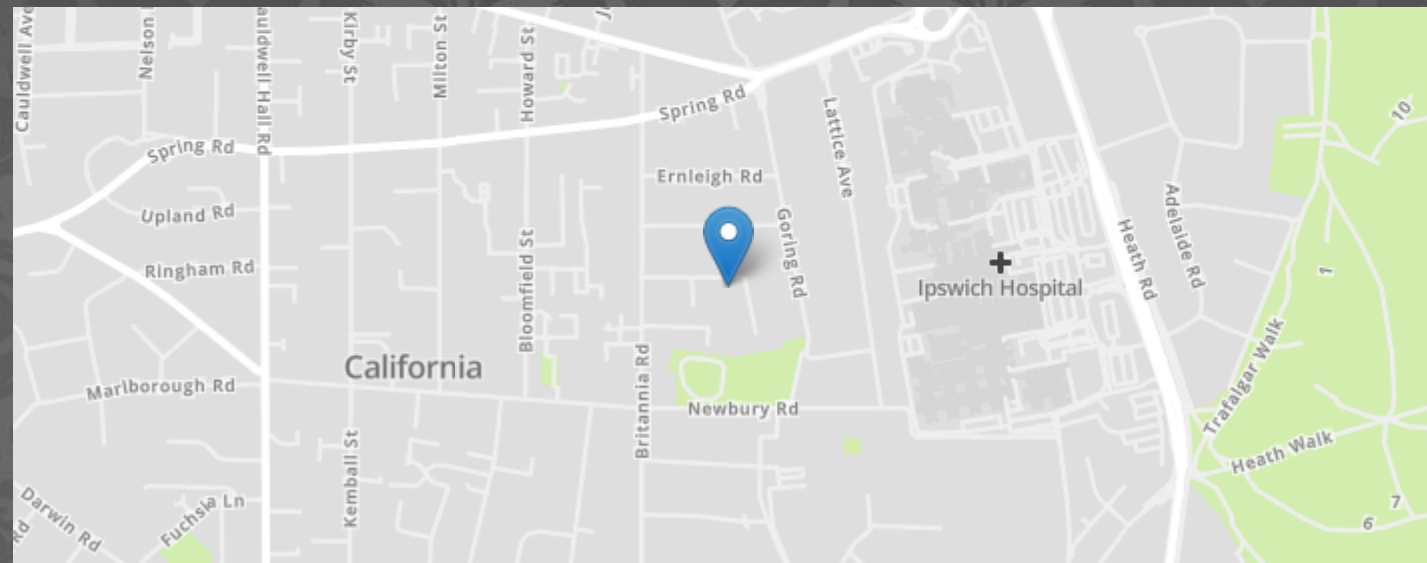


## Thanet Road, Ipswich



- OFF ROAD PARKING
- TRIPLE AND DOUBLE GLAZING
- NEW BOILER
- WET ROOM
- FOUR BEDROOM
- CHAIN FREE
- EXTENDED
- CONSERVATORY
- KITCHEN/DINER
- IDEAL LOCATION

# MARKS & MANN

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

01473 396 296

[contactipswich@marksandmann.co.uk](mailto:contactipswich@marksandmann.co.uk)

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

# MARKS & MANN



## Thanet Road, Ipswich

We are pleased to be marketing this well kept and extended four bedroom semi-detached home. Positioned in an ideal location the property sits close to amenities and schools.

Internally the property benefits from, on the ground floor: Porch, entrance hall, living room, kitchen/diner, conservatory, wet room. To the first floor: Landing, bedroom one, bedroom two, bedroom three, bedroom four and the bathroom. Externally the property benefits from off road parking for multiple vehicles and well kept garden to the rear aspect.

The property is being sold with no forward chain.

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

**£355,000**



Thanet Road, Ipswich

<b>Porch</b>
Front door.
<b>Entrance hall</b>
Front door, radiator, under stair storage.
<b>Living room</b>
3.300m x 4.266m (10' 10" x 14' 0") Radiator, gas fire place, window to front aspect.
<b>Kitchen/diner</b>
5.104m x 3.098m (16' 9" x 10' 2") Window/S to rear aspect x2, door to rear aspect, hob, integrated cooker, radiator, extractor, sink/draining board.

<b>Conservatory</b>
4.502m x 4.073m (14' 9" x 13' 4") Radiator, windows surrounding, water softener, door to side.
<b>Wet room</b>
Low level WC, window to rear aspect, door to side aspect, electric shower, radiator, extractor, basin.

<b>Landing</b>
<b>Bedroom one</b>
2.957m x 4.428m (9' 8" x 14' 6") Fitted wardrobe, radiator, window to front aspect.

<b>Bedroom two</b>
2.949m x 3.108m (9' 8" x 10' 2") Window to rear aspect, radiator, fitted wardrobe, airing cupboard/tank housing.

<b>Bedroom three</b>
1.954m x 6.927m (6' 5" x 22' 9") Radiator x3, window/s to front and rear aspect.

<b>Bedroom four</b>
2.084m x 2.800m (6' 10" x 9' 2") Radiator, window to front aspect, fitted unit/wardrobe
<b>Bathroom</b>
Window to rear, radiator, bath with shower over, basin, low level WC.
<b>Garden</b>
Garage, patio, lawn, shed x2, water feature.

<b>Directions</b>
Using a SatNav, please use IP4 5LB as the point of destination.

<b>Location</b>
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.

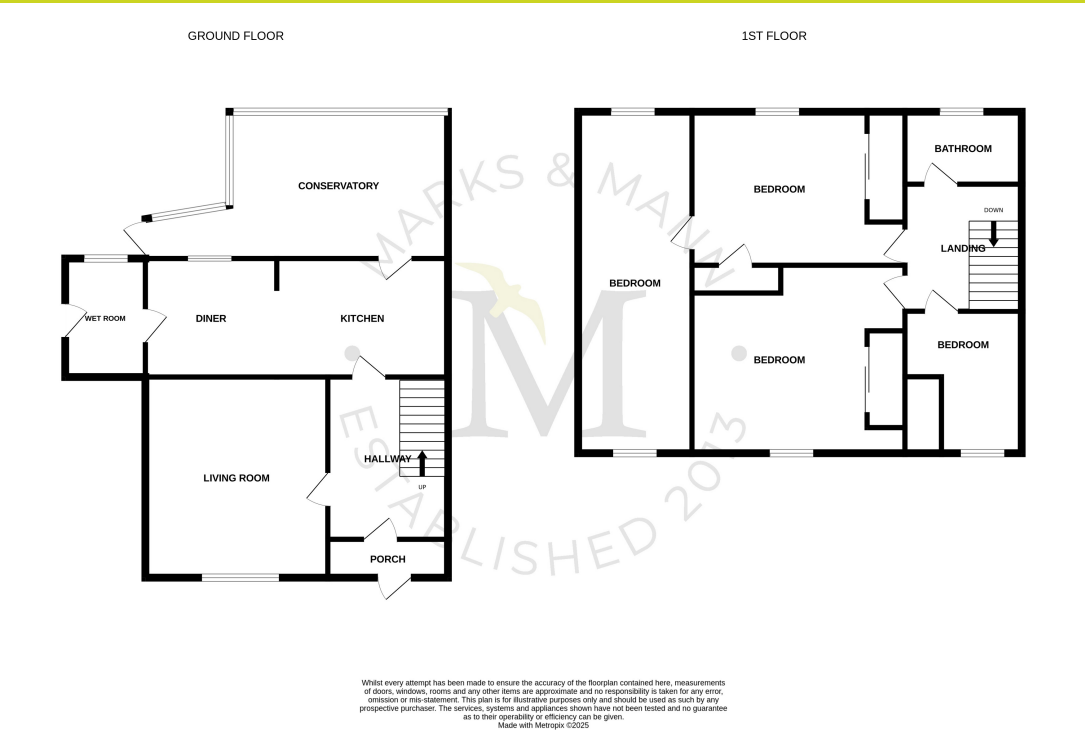
<b>Important information</b>
Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band C. EPC rating: TBC

Thanet Road, Ipswich

<b>Disclaimer</b>
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.

<b>Money Laundering Regulations</b>
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.

<b>Council Tax Band</b>
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.

