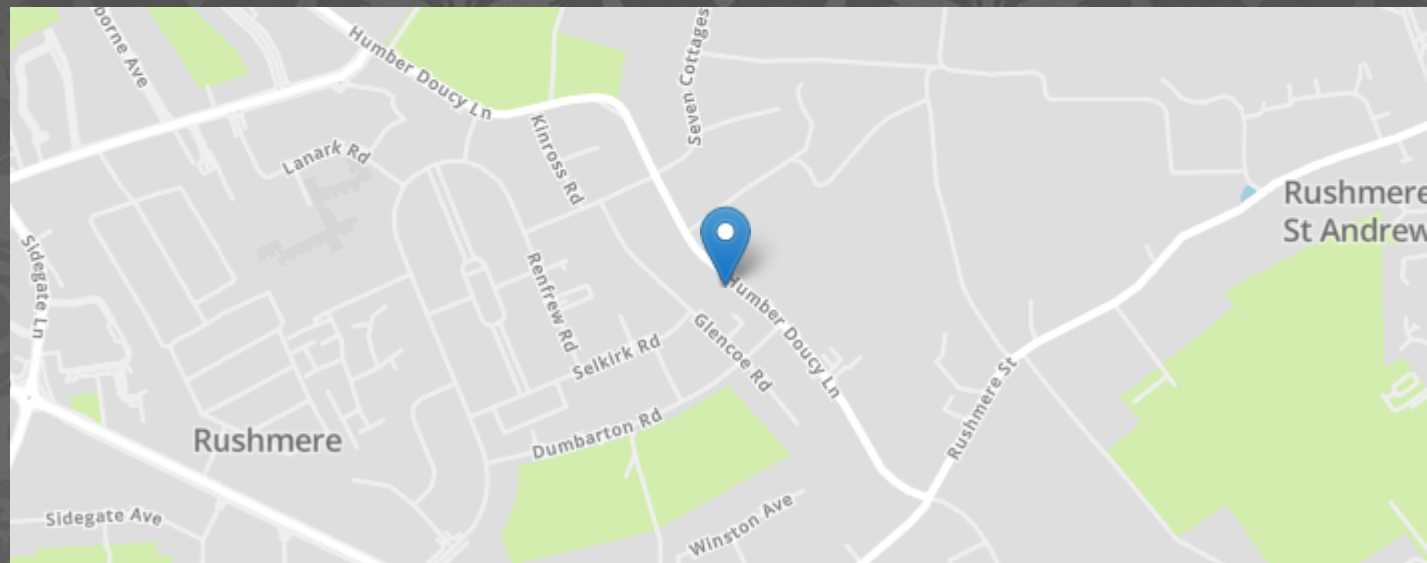


Humber Doucy Lane, Ipswich



- OPEN FIELD VIEWS
- OFF ROAD PARKING
- CHAIN FREE
- CLOSE TO AMENITIES
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- WELL KEPT
- CLOSE TO SCHOOLS
- THREE BEDROOM
- GARDEN OFFICE

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Humber Doucy Lane, Ipswich

Marks and Mann are pleased to be marketing this well kept and well presented three bedroom semi-detached home for sale. The property is positioned in an ideal location close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room/dining area and kitchen. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the the bathroom. Externally the property offers off road parking for multiple vehicles plus a garage and garden to the rear aspect which features garden room/office.

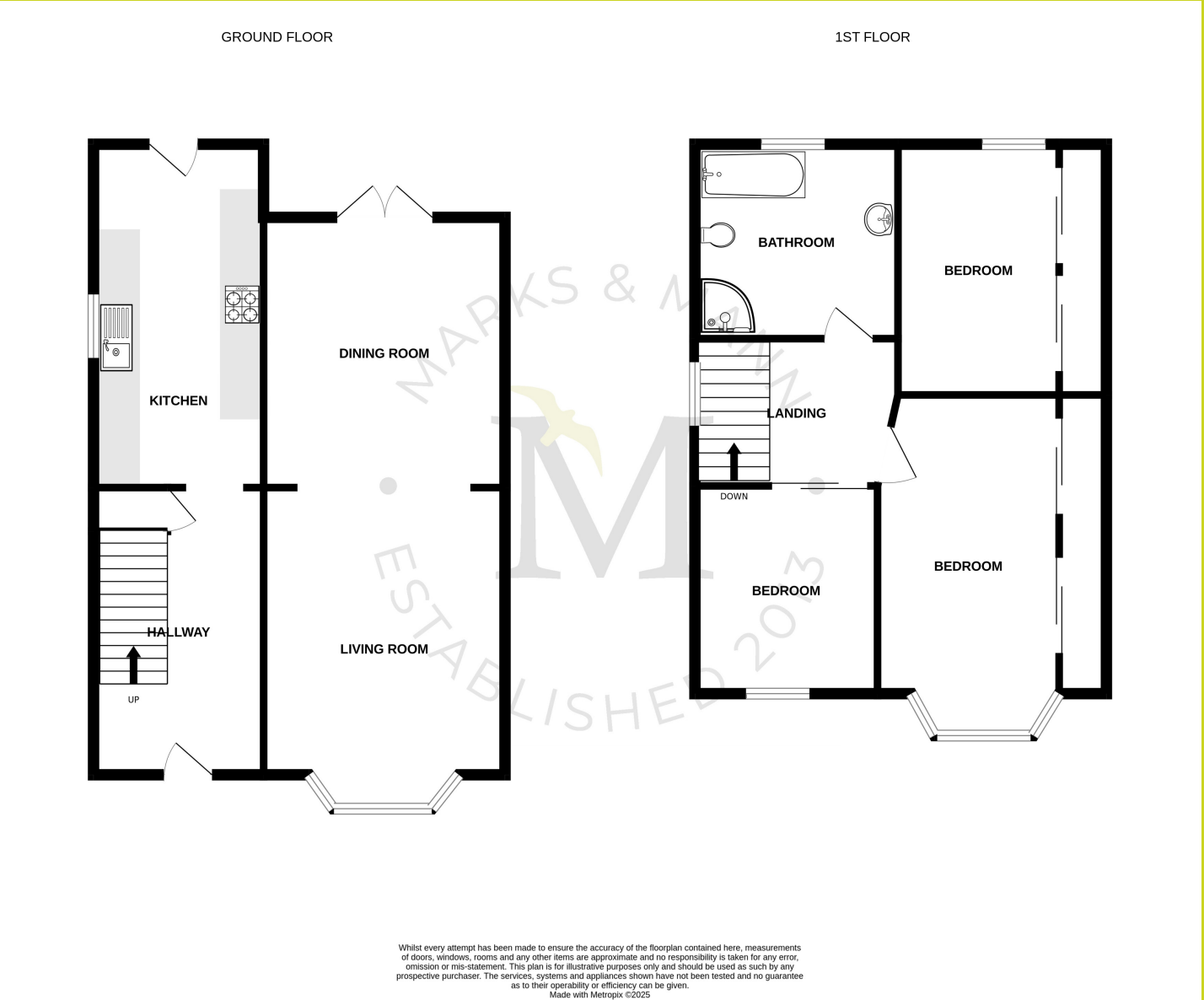
Call now to register your interest and arrange a private first hand viewing.

£300,000

Humber Doucy Lane, Ipswich

Entrance hall Front door, radiator, under stair storage.	Bathroom Shower cubicle, bath, double glazed window to rear aspect, hand wash basin, low level WC, heated towel rail, ceiling spotlights.
Living room/dining area 3.04m x 8.50m (10' 0" x 27' 11") Double glazed window to front aspect, French doors to rear aspect, radiator, gas fire place.	Garden Lawn, patio, garden office with power and lighting.
Kitchen 2.90m x 4.20m (9' 6" x 13' 9") Door to rear aspect, hob, extractor, sink/draining board, integrated oven, ceiling spotlights, double glazed window to side 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.
Landing Double glazed window to side aspect, radiator, loft hatch giving access to fully boarded/carpeted loft with velux window to rear aspect.	Directions Using a SatNav, please use IP4 3PE as the point of destination.
Bedroom one 2.70m x 3.96m (8' 10" x 13' 0") Double glazed window to front aspect, fitted wardrobes, radiator.	Important Information Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band C EPC rating: D
Bedroom two 2.42m x 4.24m (7' 11" x 13' 11") Double glazed window to rear aspect, radiator, fitted wardrobe.	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.
Bedroom three/office 1.81m x 2.41m (5' 11" x 7' 11") Double glazed window to front aspect, radiator.	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 C.

Humber Doucy Lane, Ipswich



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

