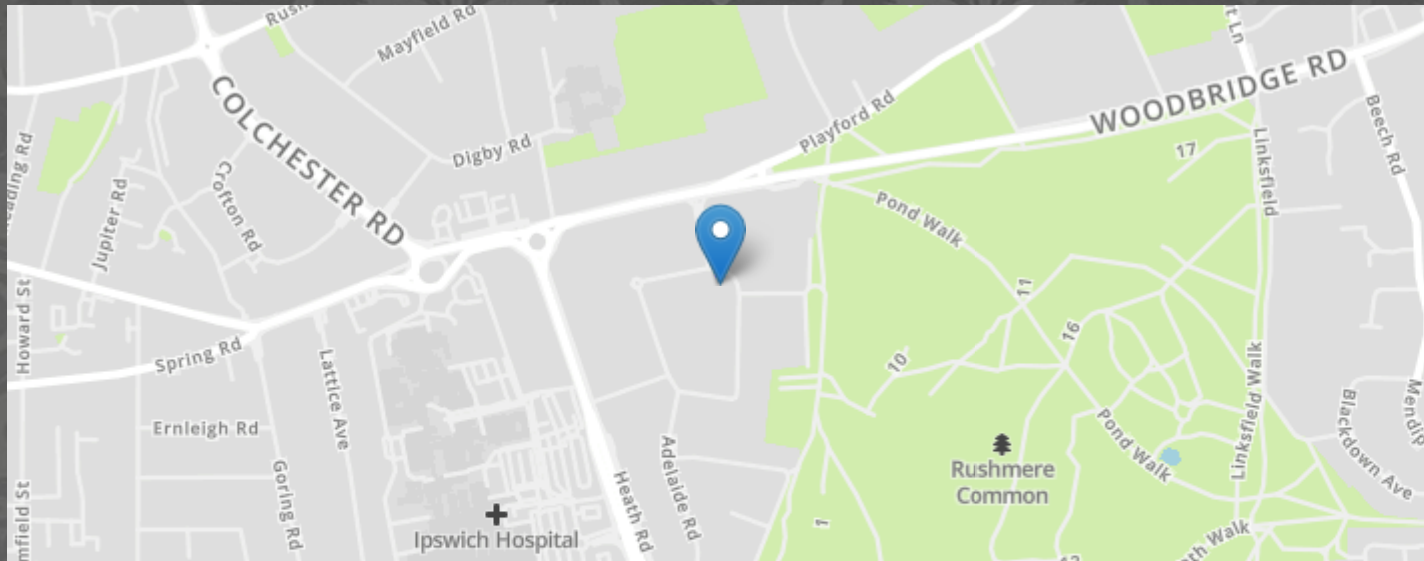


Glenavon Road, Ipswich



- OFF ROAD PARKING
- GARDEN
- DOUBLE GLAZED
- IDEAL LOCATION
- GAS CENTRAL HEATING
- EXTENDED
- OPEN PLAN
- THREE BEDROOM
- WELL KEPT AND WELL PRESENTED
- CLOSE TO AMENITIES

MARKS & MANN

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contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Glenavon Road, Ipswich

We are pleased to bring this exceptionally well kept and well presented extended semi-detached three bedroom home to the market for sale. The property is positioned in an ideal location on a quiet road but conveniently close schools, amenities and the Rushmere golf course.

Internally the property benefits from, on the ground floor: Entrance hall, living room, open plan kitchen/diner, sitting room, office/utility and cloakroom. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the bathroom. Externally the property benefits from off road parking for multiple vehicles and a West facing garden to the rear aspect.

The property has been extended, upgraded and decorated throughout.

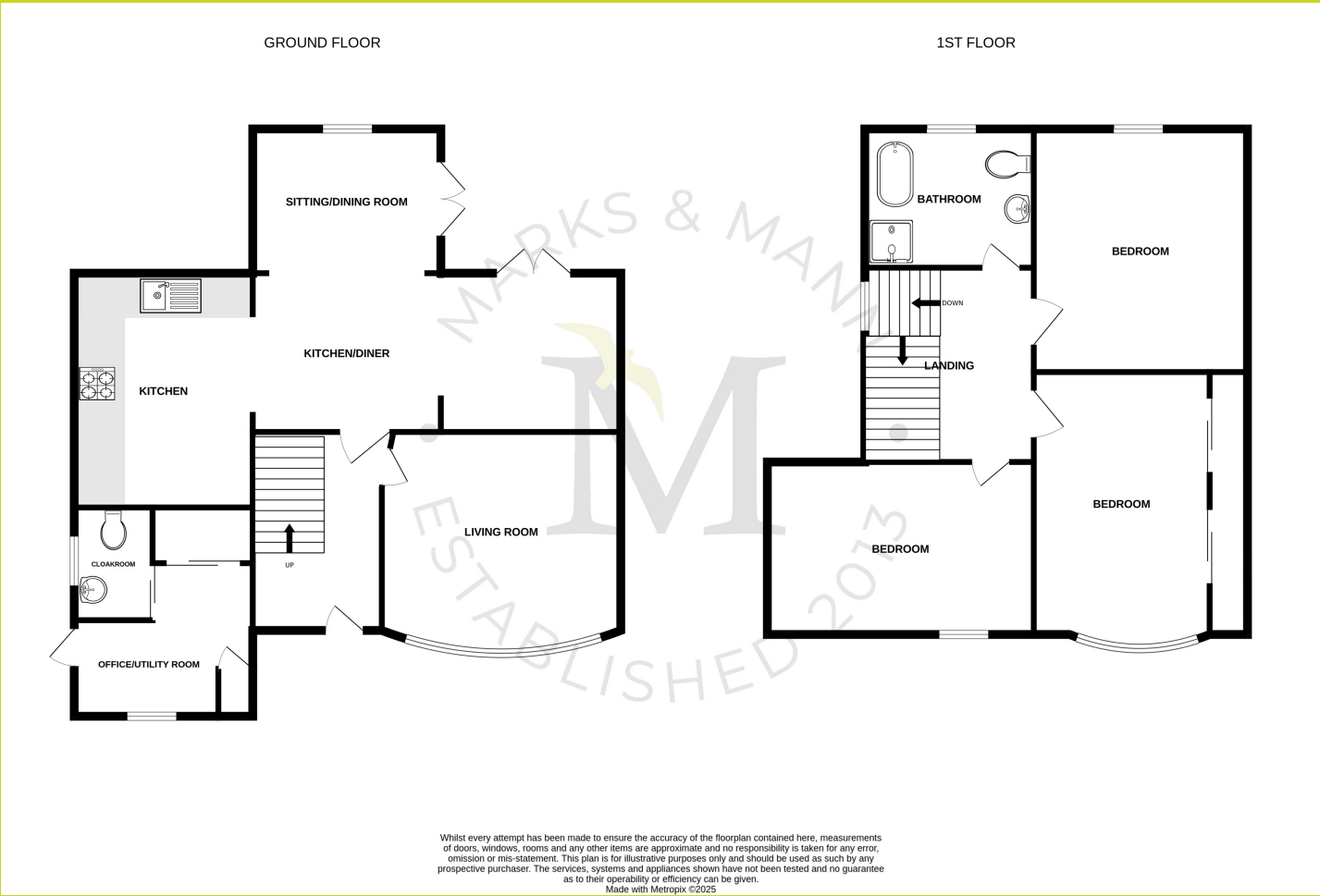
Call now to register your interest and arrange a private first hand viewing.

£450,000

Glenavon Road, Ipswich

Glenavon Road, Ipswich

Entrance hall Radiator, front door.	Bedroom three 4.55m x 3.08m (14' 11" x 10' 1") Velux window X2, radiator, double glazed window to front aspect.
Office/utility 2.77m x 3.15m (9' 1" x 10' 4") Ceiling spotlights, double glazed window to front aspect, door to side aspect.	Bathroom Free standing bath, shower cubicle, double glazed window to rear aspect, hand wash basin, heated towel rail, ceiling spotlights.
Cloakroom Low level WC, hand wash basin, heated towel rail, ceiling spotlights.	Garden Side access, patio, laid to lawn, work shop with power and lighting, side access.
Living room 3.80m x 4.75m (12' 6" x 15' 7") Double glazed window to front aspect, radiator, log burner.	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.
Diner 3.32m x 3.94m (10' 11" x 12' 11") French doors to rear aspect, vertical radiator.	Directions Using a SatNav, please use IP4 5PN as the point of destination.
Sitting space 2.99m x 3.36m (9' 10" x 11' 0") French doors to side aspect, double glazed window to rear aspect, vertical radiator.	Important information Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band D EPC rating: TBC
Kitchen 4.22m x 3.65m (13' 10" x 12' 0") Hob, extractor, integrated double oven and microwave, integrated dishwasher, ceiling spotlights, velux window X2.	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.
Landing Double glazed window to side aspect.	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.
Bedroom one 2.84m x 4.84m (9' 4" x 15' 11") Double glazed window to front aspect, radiator, built in wardrobe.	Council Tax Band At the time of writing the council tax band for this property is band D.
Bedroom two 3.37m x 3.95m (11' 1" x 13' 0") Double glazed window to rear aspect, radiator.	



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

