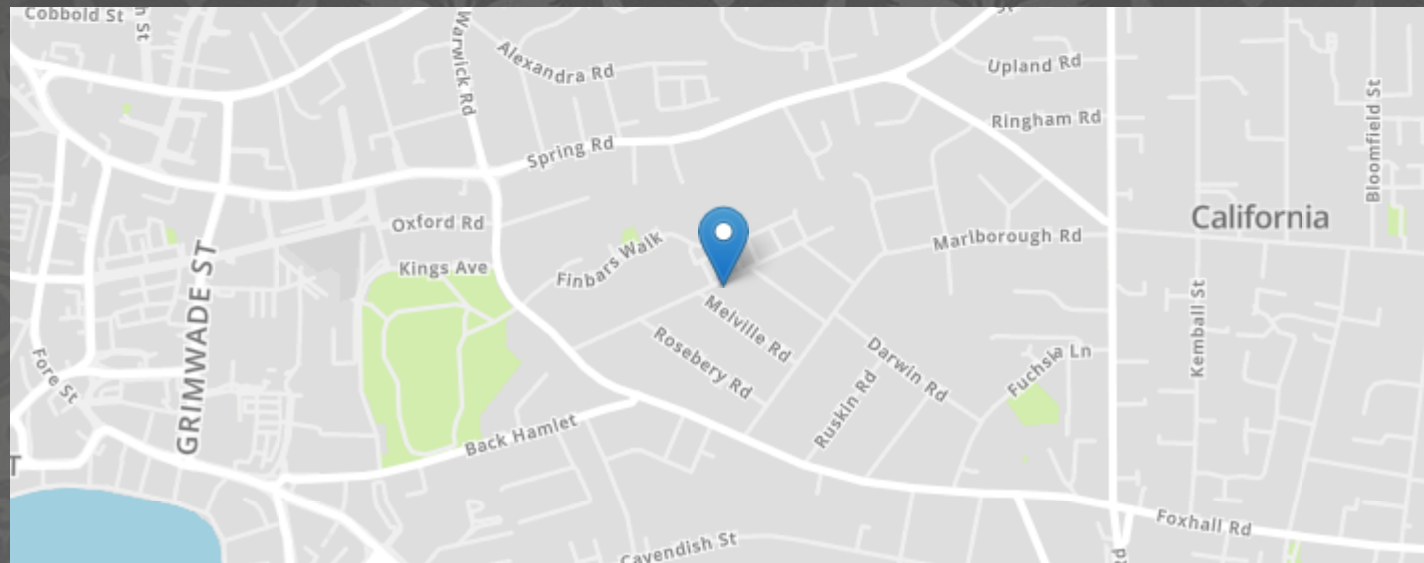


Woodville Road, Ipswich



- BEAUTIFULLY PRESENTED ACCOMMODATION
- SEPARATE SITTING ROOM AND DINING ROOM
- MODERN FAMILY BATHROOM
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTES

- SEMI-DETACHED FOUR BEDROOM FAMILY HOME
- STUNNING KITCHEN WITH INTEGRATED APPLIANCES
- PRETTY REAR GARDEN
- EASY ACCESS TO MAINLINE RAILWAY STATION

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

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MARKS & MANN



Woodville Road, Ipswich

BEAUTIFULLY PRESENTED, semi-detached, FOUR BEDROOM FAMILY HOME with PRETTY rear GARDEN, located in popular EAST IPSWICH. Accommodation comprises entrance hall, sitting room, dining room, kitchen, four bedrooms and a family bathroom. Situated close to LOCAL SCHOOLS, shops, amenities and bus routes, an early viewing is STRONGLY ADVISED to appreciate the QUALITY of ACCOMODATION of offer.

£300,000

Woodville Road, Ipswich

Entrance door

Stairs to first floor, under stairs storage cupboard and doors to the sitting room, dining room and kitchen.

Sitting room

4.24m x 3.21m (13' 11" x 10' 6") Window to front, feature fireplace.

Dining room

3.80m x 3.17m (12' 6" x 10' 5") Window to rear, feature fireplace.

Kitchen

2.73m x 2.71m (8' 11" x 8' 11") Window and door to rear, overlooking and leading into the garden, range of matching base and eye level units with worktops over, butler sink, Range style cooker with extractor over, integrated appliances including a fridge/freezer and dishwasher, with space and plumbing for a washing machine.

First floor landing

Stairs to second floor, doors to bedrooms one, two and three, as well as the family bathroom.

Bedroom one

3.65m x 3.21m (12' 0" x 10' 6") Window to front.

Bedroom two

3.82m x 3.16m (12' 6" x 10' 4") Window to rear overlooking the garden.

Bedroom three

2.27m x 2.25m (7' 5" x 7' 5") Window to front.

Family bathroom

Window to rear, beautiful modern suite comprising a rolltop bath with shower attachments, hand wash basin and WC, with heated towel radiator.

Second floor

Stairs to:

Bedroom four

5.64m x 3.67m (18' 6" x 12' 0") Velux window to rear, fitted wardrobe and eaves storage.

Outside

The front of the property is enclosed by a low level brick wall with a gate and path leading to the front door. A side gate gives access to the rear garden.

The pretty rear garden has a path to the immediate rear of the property, providing access to outbuildings, with one housing a tumble dyer and the other providing useful storage. A picket gate leads to a decked area, ideal for outdoor entertaining and alfresco dining, where there is a summerhouse and shed, both of which we understand are to remain.

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.
Our ref; SM/elr.

Location

The property is located on the popular eastern side of Ipswich, close to local schools, shops and amenities. There is a bus service to Ipswich town centre where there is a mainline train station, with a direct link to London Liverpool Street.

Woodville Road, Ipswich

Directions

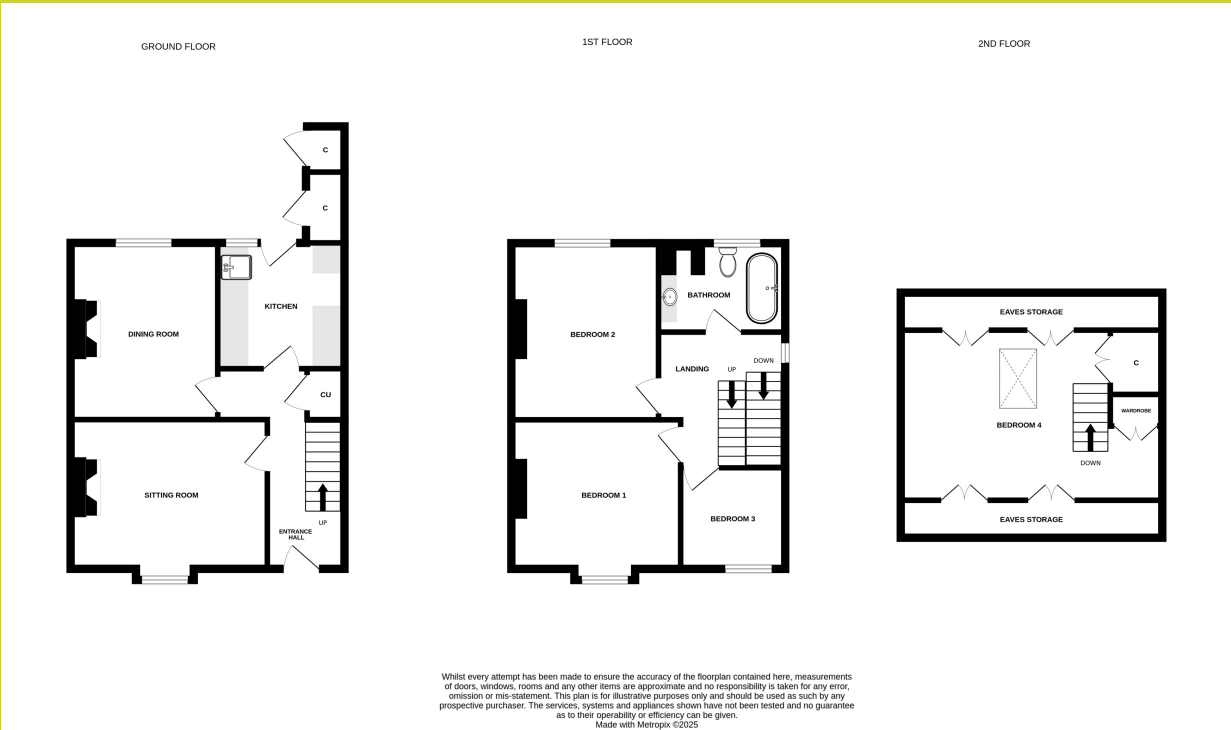
Using a SatNav, please use IP4 1PD as the point of destination.

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.

Anti-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.



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

