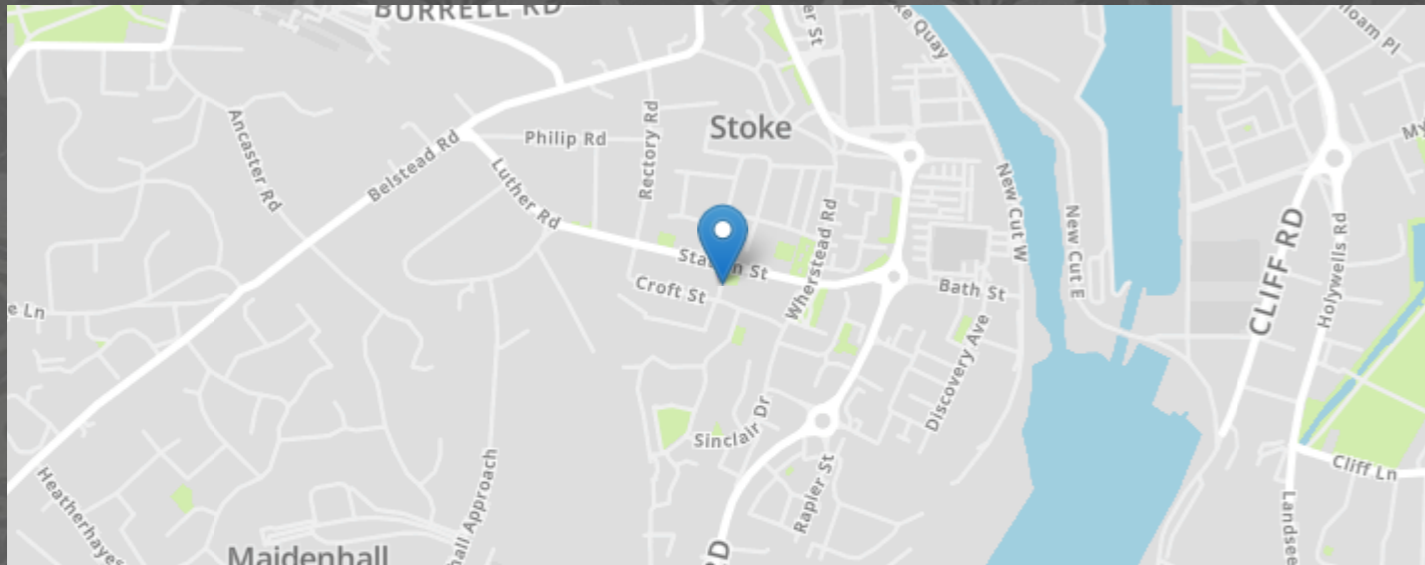


webb st, Ipswich



- OFF ROAD PARKING
- CLOSE TO AMENITIES
- DOUBLE GLAZED
- CLOSE TO TOWN CENTRE AND TRAIN STATION
- THREE BEDROOM
- GAS CENTRAL HEATING
- EASY ACCESS TO A12
- CONSERVATORY

MARKS & MANN

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01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



webb st, Ipswich

We are pleased to be marketing this well kept and well presented three bedroom home. Positioned in an ideal location the property is close to the train station, has easy access to the A12 and is a short distance from the town centre which offers a wealth of amenities.

Internally the property benefits from, on the ground floor: Entrance porch, living/dining room, kitchen, lobby, bathroom and conservatory. To the first floor: Landing, bedroom one, bedroom two and bedroom three. Externally the property benefits from off road parking and a well kept rear garden which features patio space, decking area, artificial lawn and shed/kennel which has the potential to make a great summer house.

The property has been upgraded/updated over the course of ownership with a new fuse board being fitted, new conservatory added, new kitchen installed and decorated throughout.

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

£230,000

webb st, Ipswich

Entrance hall

Double glazed entrance door to front. Door to:

Living/dining room

6.19m x 4.23m (20' 4" x 13' 11")

Double glazed window to front. Stairs leading to first floor. Radiator. Door to:

Kitchen

3.29m x 2.71m (10' 10" x 8' 11")

Double glazed window to rear. Range of eye level units. Range of base level units with cupboards and drawers. Led under unit lighting. Sink and drainer unit with mixer tap over. Tiled splashback. Extractor fan/hood. Integrated oven and electric hobs. Space for fridge freezer and tumble dryer. Radiator. Laminate style flooring. Door to:

Lobby

Double glazed door to rear. Laminate style flooring. Door to:

Conservatory

5.73m x 1.23m (18' 10" x 4' 0")

Double glazed window to rear and side. Double glazed patio doors to rear. Space to washing machine and tumble dryer. Tiled flooring.

Bathroom

Double glazed window to rear. Paneled bath with shower over. Low level WC. Pedestal wash basin. Tiled splashback. Laminate style flooring. Radiator. Extractor fan.

Landing

Doors to:

Bedroom

4.23m x 3.45m (13' 11" x 11' 4")

Double glazed window to front. Loft access. Radiator.

Bedroom

3.24m x 2.72m (10' 8" x 8' 11")

Double glazed window to side. Wall mounted boiler. Radiator.

Bedroom

2.37m x 1.79m (7' 9" x 5' 10")

Double glazed window to rear. Radiator.

Garden

Fully enclosed. Artificial grass. Patio. Fencing to sides and rear. Decking. Wooden shed/kennel. Gate providing rear access.

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.

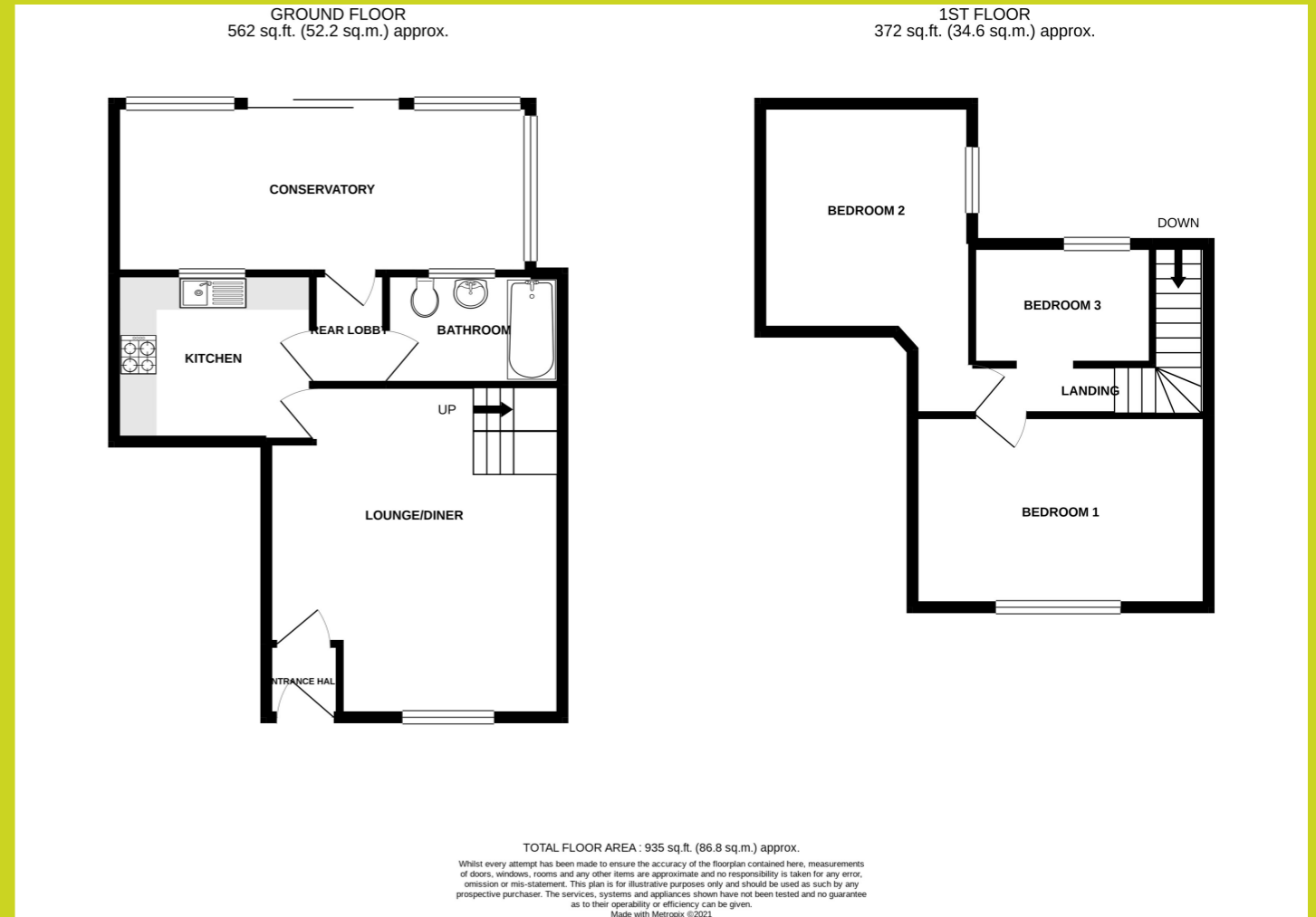
Money Laundering Regulations

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 A.

webb st, Ipswich



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	