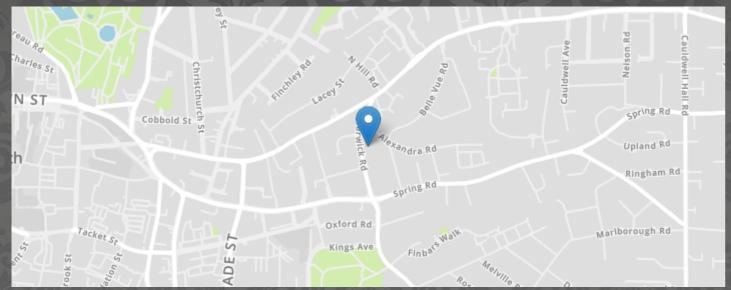
Warwick Road, Ipswich







- OFF ROAD PARKING
- THREE BEDROOMS
- CLOAKROOM
- IDEAL LOCATION
- DOUBLE GLAZED

- WELL KEPT
- CHAIN FREE
- GARDEN
- CLOSE TO AMENITIES
- TWO RECEPTION ROOMS

MARKS & MANN

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MARKS & MANN



Warwick Road, Ipswich

We are pleased to be marketing this spacious and well kept three bedroom terraced home. The property is positioned in an ideal location situated close to amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living/dining room, reception room, kitchen and cloakroom. To the first floor: Landing, bedroom one, bedroom two, bedroom three and bathroom. Externally the property benefits from off road parking to the front aspect and garden to the rear.

The property is being sold with no forward chain.

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

£270,000

Warwick Road, Ipswich

Entrance hall

Front door, radiator, stairs to first floor.

Cloakroom

Double glazed window to side aspect, radiator, low level wc, wash hand basin.

Living room

22' 7" x 12' 9" max (6.88m x 3.89m max)

Double glazed sash window to the front aspect, French doors to the rear aspect, wooden flooring throughout, fireplace, feature fireplace in the dining area, fitted shelving, radiator.

Study

8' 4" x 8' 1" (2.54m x 2.46m)

Double glazed sash window to the side aspect, fitted shelving, storage cupboard.

Kitchen

12' 5" x 3' (3.78m x 0.91m)

Double glazed windows to the rear aspect, door to the side aspect, radiator, one and a half bowl sink/drainer and chrome mixer tap, extractor hood and space for a cooker and fridge/freezer.

Cellar

16' 8" x 11' 3" (5.08m x 3.43m)

Window to the front aspect, power and light.

First Floor Landing

Access to loft hatch.

Master Bedroom

3.53m x 3.48m (11' 7" x 11' 5")

Double glazed sash window to front aspect, radiator, fireplace and fitted shelving.

Bedroom Two

3.35m x 3.28m (11' 0" x 10' 9")

Double glazed sash window to rear aspect, radiator, fireplace.

Bedroom Three

3.66m x 2.31m (12' 0" x 7' 7")

Double glazed window to side aspect, radiator.

Bathroom

2.46m x 1.42m (8' 1" x 4' 8")

Double glazed window to front aspect, low level wc, wash hand basin, P bath with shower attachment over, chrome heated towel rail.

Front Garden

Off road parking for two vehicles.

Rear Garden

Paved courtyard area to the side with a walled border, space for plants and pots. Further patio area to the rear, raised lawn area, raised flower beds and gate to the rear.

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which has a wealth of amenities

Directions

Using a SatNav, please use IP4 2QE as a point of destination.

Important Information

Tenure - freehold

Services - we understand that mains gas, water and drainage are connected to the property.

Council tax band : B EPC rating: D













Warwick Road, Ipswich

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 B.



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

