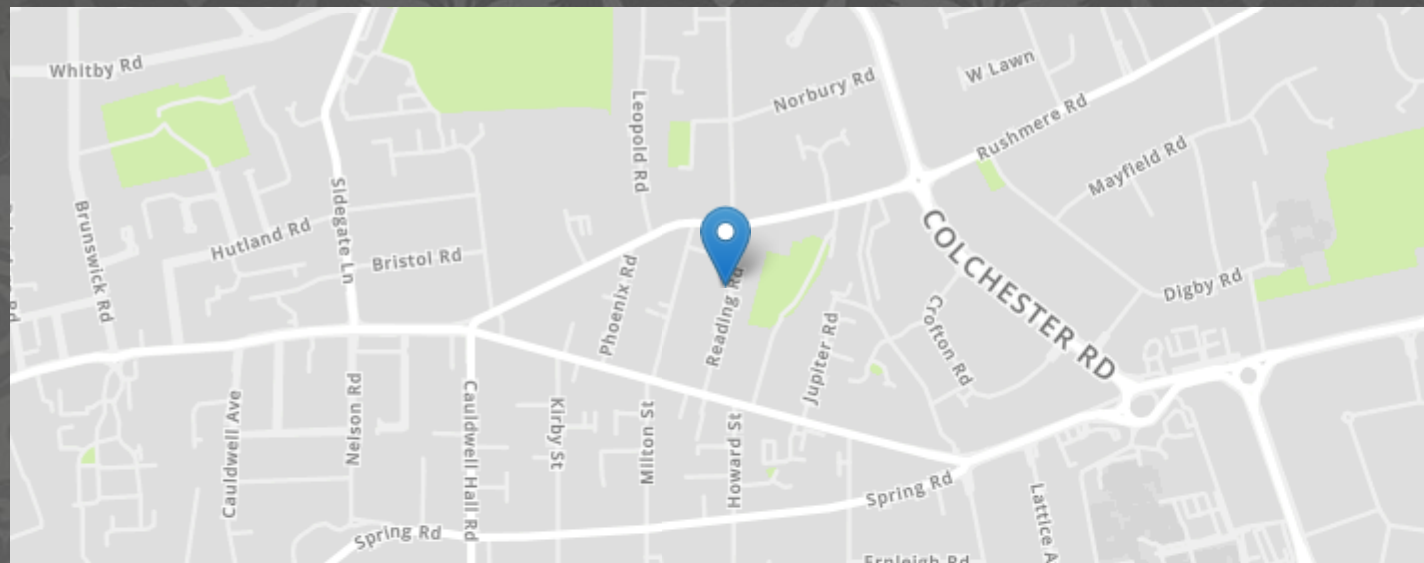


Reading Road, Ipswich



- OFF ROAD PARKING
- GARDEN
- IDEAL LOCATION
- DOUBLE GLAZING
- TWO RECEPTION ROOMS
- CLOSE TO AMENITIES
- WELL KEPT
- GAS CENTRAL HEATING

MARKS & MANN

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01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Reading Road, Ipswich

Introduced to the market for sale is this well kept and well presented two bedroom semi-detached home. The property is situated in an ideal location close to amenities and schools.

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

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

£240,000

Reading Road, Ipswich

Entrance hall

Front door.

Living room

12' x 11' (3.66m x 3.35m)
Fireplace, double glazed window to rear aspect, radiator, under stairs storage, double glazed window to side aspect.

Dining room

12' 2" Max x 16' Max (3.71m x 4.88m)
Radiator, double glazed window to front aspect.

Kitchen

19' 6" Max x 7' 9" Max (5.94m x 2.36m)
Vertical radiator, extractor, ceiling spotlights, velux window, integrated fridge freezer, French doors to side aspect, double glazed window to rear aspect.

Landing

Bedroom one

12' 2" Max x 11' 7" (3.71m x 3.53m)
Double glazed window to front aspect, boiler housing/storage, radiator, feature fireplace.

Bedroom two

12' 1" Max x 10' (3.68m x 3.05m)
Feature fireplace, double glazed window to the rear aspect, radiator.

Bathroom

Shower cubicle, low level WC, hand wash basin, bath, double glazed window to the side aspect, heated towel rail, ceiling spotlights.

Garden

Side access, decking, lawn, garden room/storage.

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.

Directions

Using a SatNav, please use IP4 4NR as the point of destination.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity and water are connected to the property.
Council tax band B.
EPC rating: D

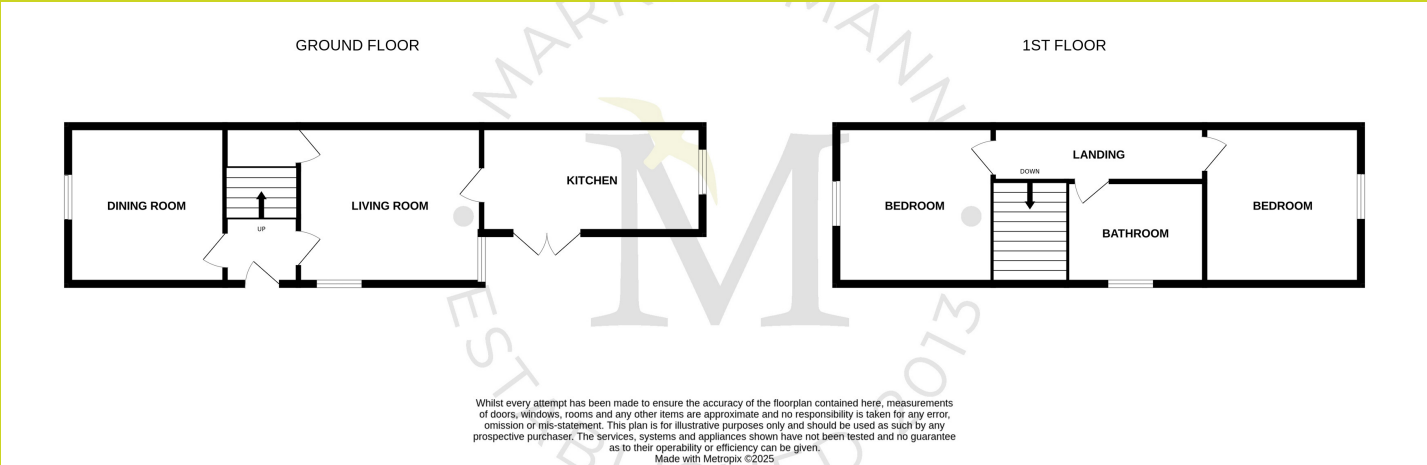
Disclaimer

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.

Reading Road, Ipswich



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

