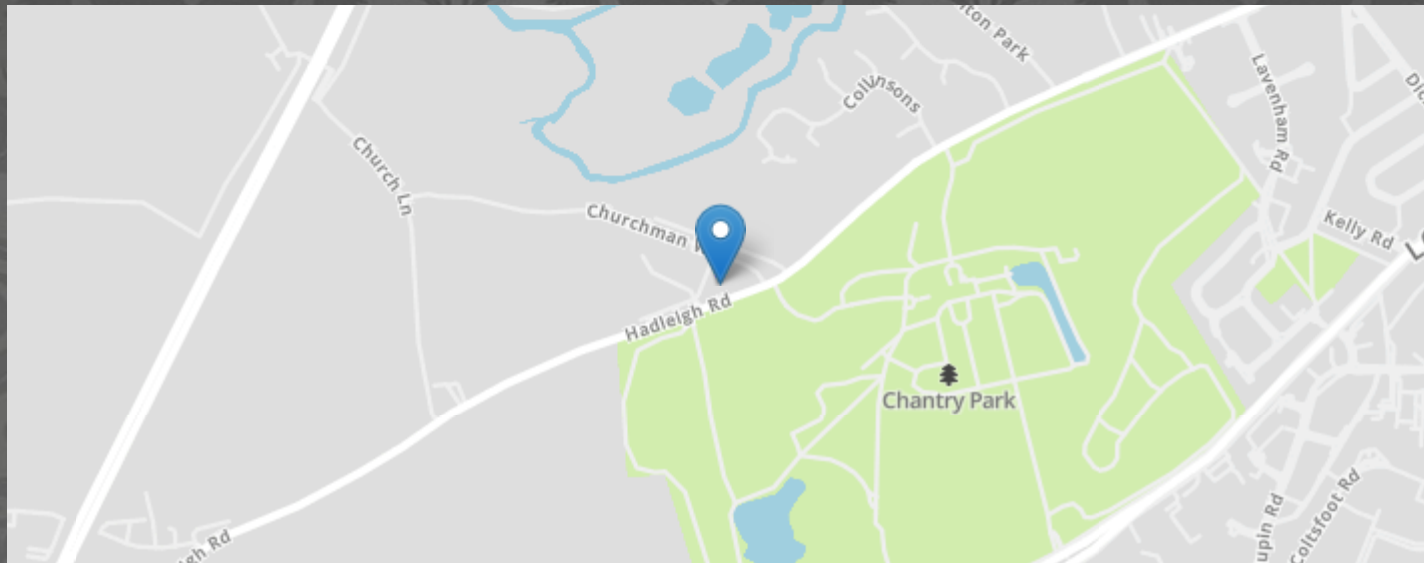


Orchard Gate, Ipswich



- OFF ROAD PARKING
- DETACHED
- GARDEN
- THREE BEDROOM
- DOUBLE GLAZING
- WELL KEPT
- BUNGALOW
- TWO RECEPTION ROOMS
- NO CHAIN
- ALARM SYSTEM

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Orchard Gate, Ipswich

We are delighted to introduce this well kept and well presented three bedroom detached bungalow to the market for sale. The property is situated in an ideal location close to amenities.

Internally the property benefits from, the entrance hall, living room, dining room, kitchen, bedroom one, bedroom two, bedroom three/office, bathroom and cloakroom. Externally the property benefits from off road parking for multiple vehicles plus a garage and generous well kept garden to the rear aspect.

The property is being sold with no forward chain.

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

£475,000

Orchard Gate, Ipswich

Entrance hall

Front door, radiator, storage/tank housing.

Living room

3.51m x 5.47m (11' 6" x 17' 11")
Gas fire place, French doors to rear aspect, radiator X2, double glazed window to side aspect.

Cloakroom

Low level WC, heated towel rail, hand wash basin, double glazed window to side aspect, inset ceiling spotlights.

Dining room

3.51m x 2.66m (11' 6" x 8' 9")
French doors to side aspect, radiator.

Kitchen

3.50m x 2.79m (11' 6" x 9' 2")
Sink/draining board, double glazed window to rear aspect, integrated oven, integrated dish washer, integrated fridge freezer.

Bedroom one

4.09m x 3.64m (13' 5" x 11' 11")
Double glazed window to rear and side aspect, radiator.

Bedroom two

2.62m x 2.75m (8' 7" x 9' 0")
Built-in wardrobe, double glazed window to side aspect, radiator.

Bedroom/office

2.31m x 3.88m (7' 7" x 12' 9")
Double glazed window to front aspect, radiator, inset ceiling lights, inset ceiling lights.

Bathroom

Double glazed window to side aspect, heated towel rail, hand wash basin, bath with shower over, low level WC.

Garden

west facing, patio, lawn, raised flower beds, shed, green house X2, side access.

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 IP2 0BU as the point of destination.

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

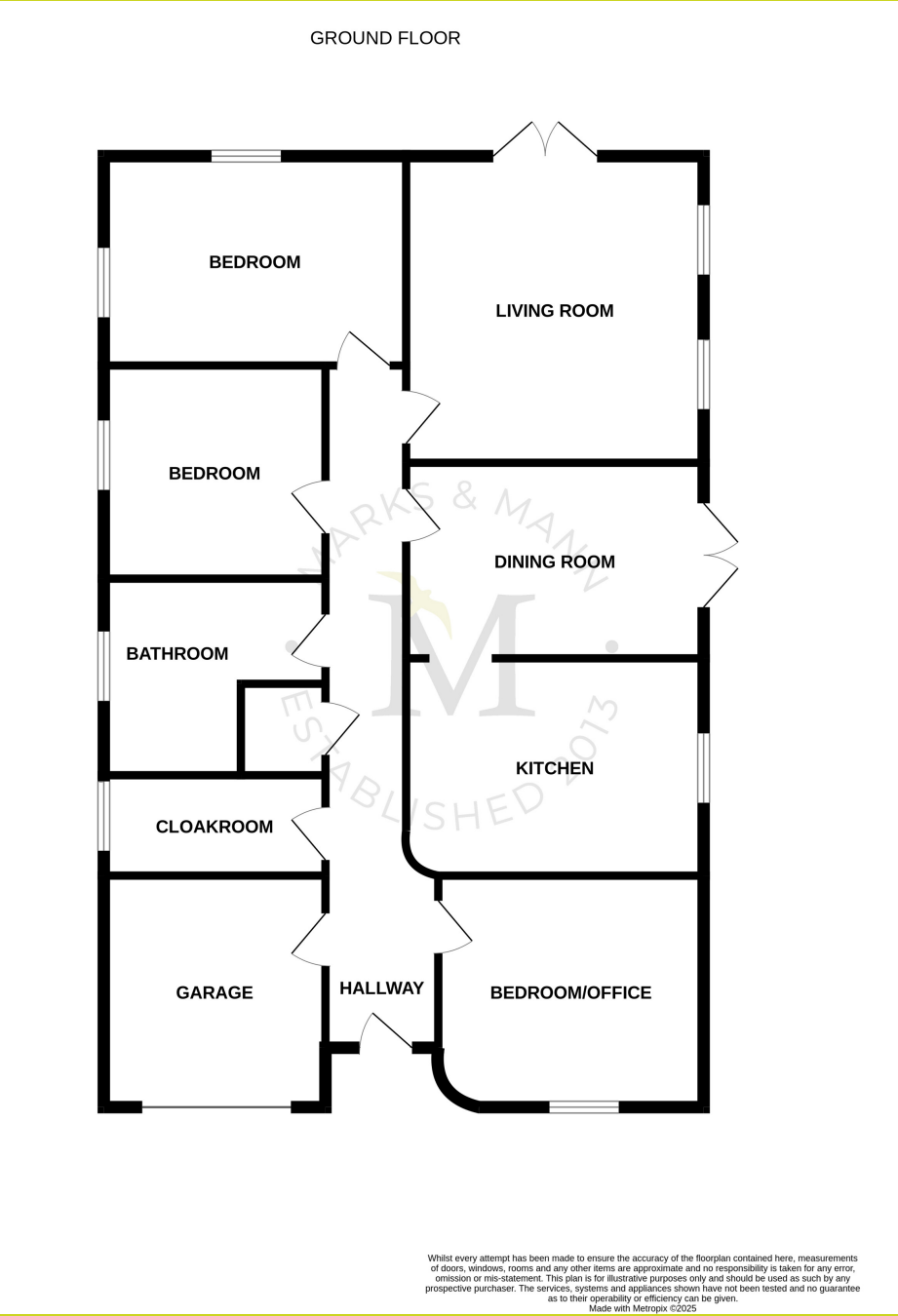
Disclaimer

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 D.

Orchard Gate, Ipswich



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

