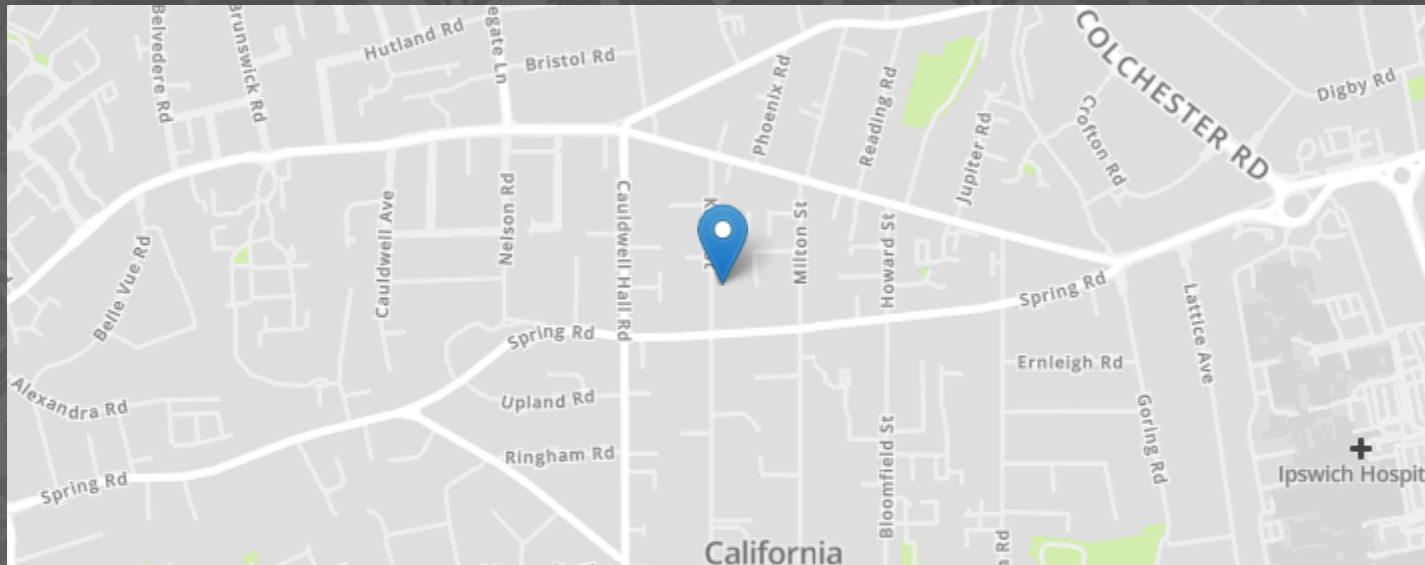


Kirby Street, Ipswich



- OFF ROAD PARKING
- IDEAL LOCATION
- WEST FACING ENCLOSED REAR GARDEN
- DOUBLE GLAZING THROUGHOUT
- TWO BATHROOMS
- EXTENDED
- SEMI DETACHED HOUSE
- REFURBISHED THROUGHOUT
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Kirby Street, Ipswich

We are pleased to be marketing this exceptionally well kept and well pretend two bedroom extended and renovated semi-detached home. The property is positioned in an ideal location close to schools and amenities.

Internally the property benefits from, on the ground floor: Living room, second reception room, kitchen and shower room. To the first floor: Landing, bedroom one, bedroom two and the family bathroom. Externally the property benefits from off parking for multiple vehicles and a West facing garden to the rear which features two decking areas, stoned space, lawn and a garden shed.

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

£280,000

Kirby Street, Ipswich

Kirby Street, Ipswich

Living room

3.458m x 3.884m (11' 4" x 12' 9")
Double glazed window front aspect, front door, electric fire place, radiator.

Snug/lobby

2.995m x 3.496m (9' 10" x 11' 6")
Double glazed window to side aspect, radiator.

Kitchen

4.986m x 5.052m (16' 4" x 16' 7")
Bifold doors to rear aspect, double glazed window to front aspect, extractor fan, ceiling spot lights, integrated fridge/freezer, radiator x2.

Shower room

Shower cubicle, basin, WC, ceiling spot lights.

Landing

Radiator.

Bedroom

3.036m x 3.0495m (10' 0" x 10' 0")
Double glazed window to front aspect, radiator.

Bedroom

2.009m x 3.906m (6' 7" x 12' 10")
Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to rear aspect, electric shower, bath, basin, WC, ceiling spot lights, heated towel rail.

Garden

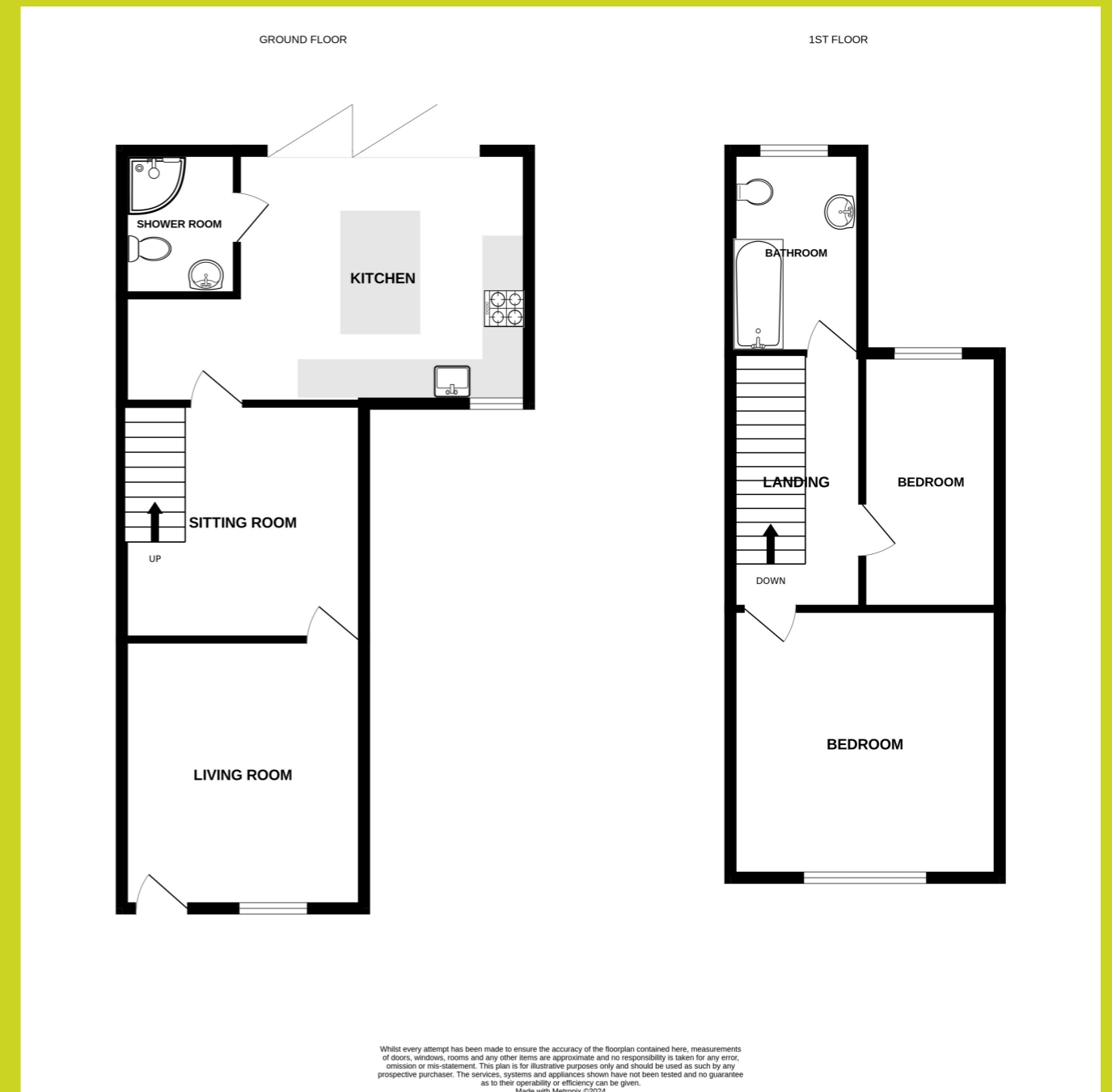
two decking areas, stoned space, lawn, garden shed.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	