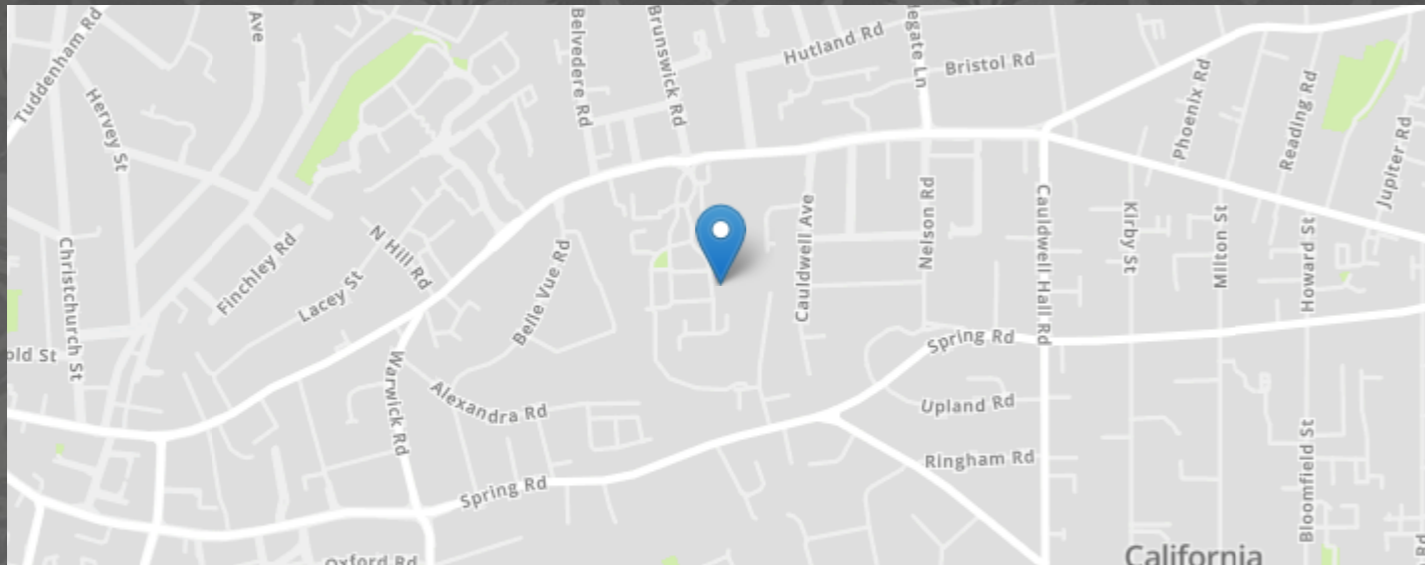


St Marys Road, Ipswich



- GARAGE
- PARKING
- EXTENDED
- DOUBLE GLAZING
- WELL PRESENTED

- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES
- WELL KEPT
- IDEAL LOCATION

MARKS & MANN

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contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



St Marys Road, Ipswich

Introduced to the market for sale, set over three floors is this exceptionally well presented and well kept extended 4/5 bedroom property. The home is positioned in an ideal location close to amenities, schools and is a short 10 minute drive from the town centre.

Internally the property benefits from, on the ground floor: Entrance hall, reception room, open plan kitchen/dining area and cloakroom. To the first floor: Landing, bedroom one/living room, bedroom two, bathroom. To the second floor: Bedroom three (main bedroom) which benefits from an En-suite, bedroom four and bedroom five. Externally the property benefits from off road parking plus a garage and well presented enclosed rear garden which features a patio area.

The home has been upgraded with love over the course of ownership and is now ready for new owners to come in and make it their own.

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

£450,000

St Marys Road, Ipswich

Entrance hall

Storage cupboard, radiator, under stair storage.

Reception room

2.94m x 3.19m (9' 8" x 10' 6")
Radiator, double glazed window to front aspect.

Kitchen

5.10m x 6.05m (16' 9" x 19' 10")
Ceiling spot lights, integrated appliances, island, induction hob, integrated cooker/oven.

Lounge

3.35m x 3.83m (11' 0" x 12' 7")
Velux windows x4, bifold doors to rear aspect.

Cloak room

Basin, low level w/c.

Bedroom/living room

5.15m x 5.79m (16' 11" x 19' 0")
Dual aspect double glazed window/S to front aspect, fire place, ceiling spot lights, radiator.

Bedroom

2.96m x 3.74m (9' 9" x 12' 3")
Double glazed window to rear aspect, radiator.

Bedroom

5.10m x 3.44m (16' 9" x 11' 3")
Radiator, built in wardrobe, dual aspect double glazed window to front aspect.

En-suite

Shower cubicle, basin, low level w/c.

Bedroom

3.03m x 4.30m (9' 11" x 14' 1")
Double glazed window to rear aspect, radiator, built in wardrobe.



Bedroom

1.97m x 3.21m (6' 6" x 10' 6")
Double glazed window to rear aspect, radiator.

Bathroom

Double glazed frosted glass window to rear aspect, bath, shower cubicle, low level w/c, basin, radiator.

Garden

East facing. Patio area, artificial lawn, enclosed.

Garage

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.

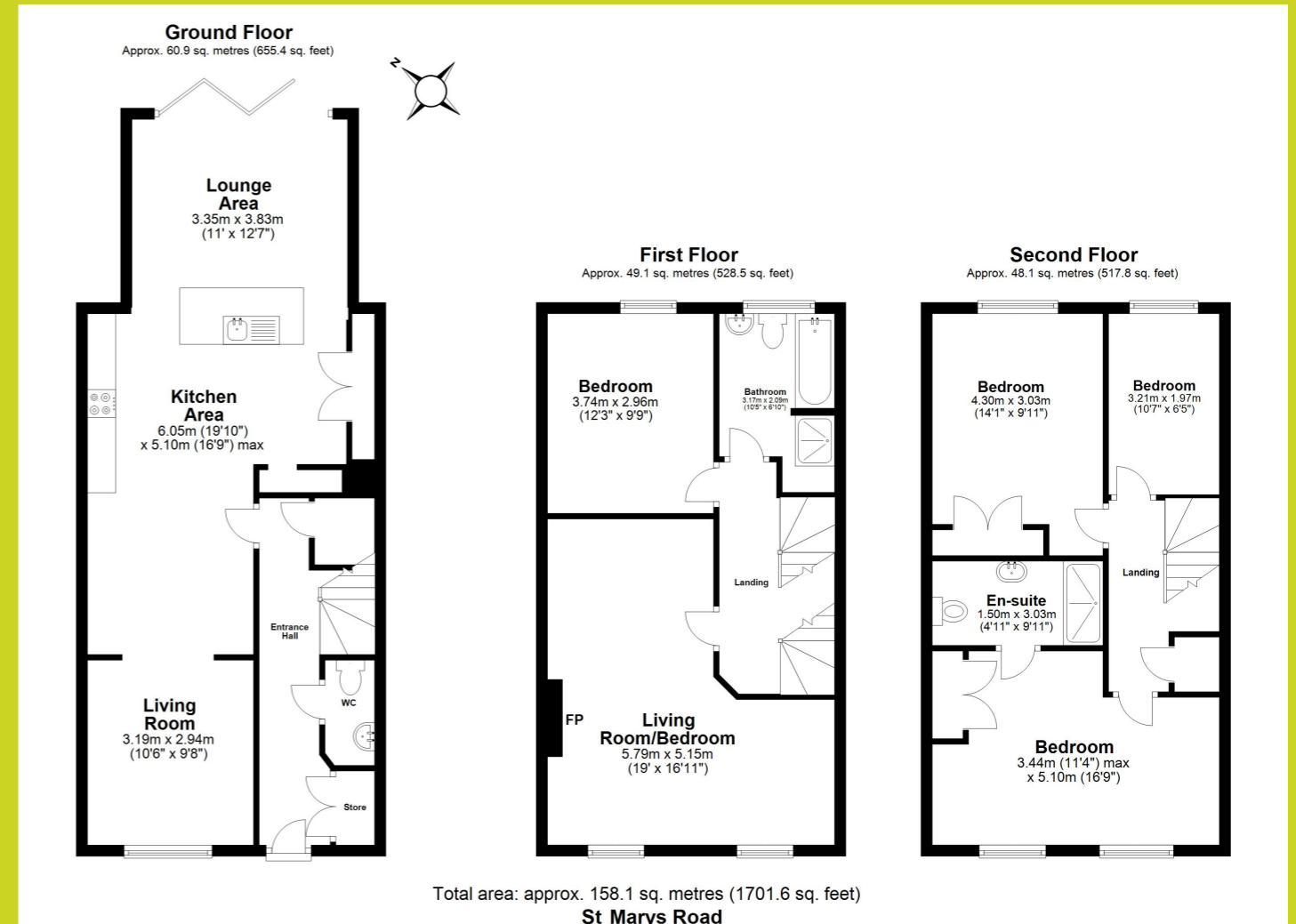
Money Laundering Regulations

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 E.

St Marys Road, Ipswich



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