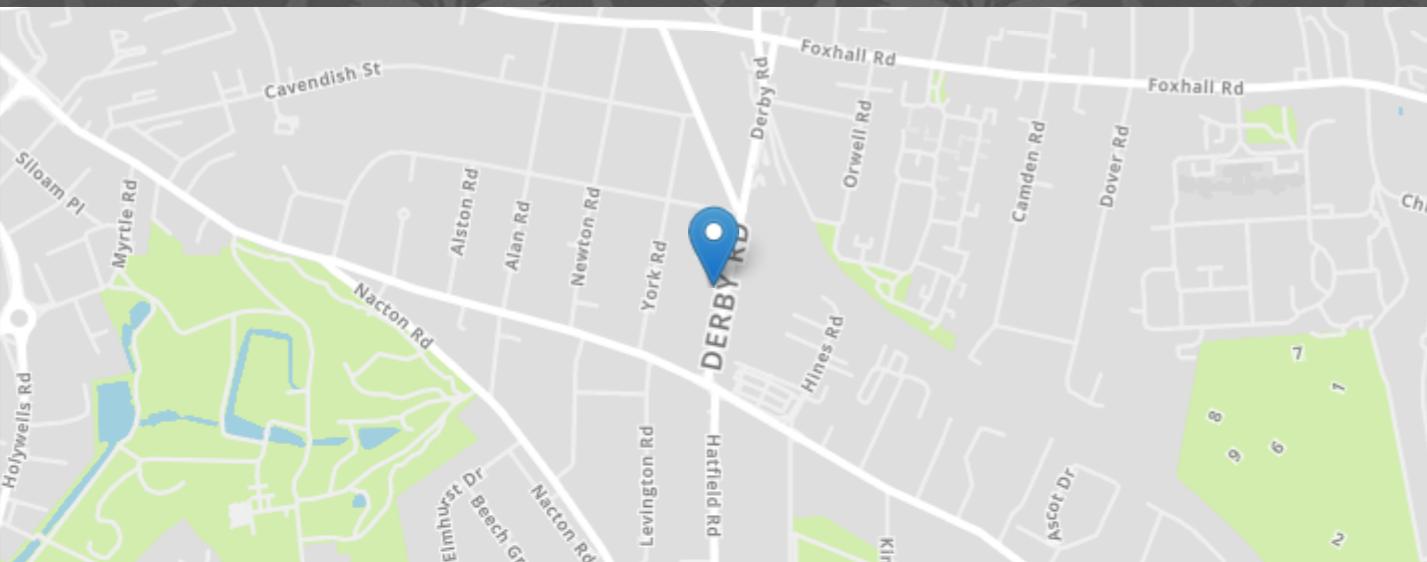


Derby Road, Ipswich



- THREE BEDROOMS
- DOUBLE GLAZED WINDOWS
- CLOSE TO LOCAL AMENITIES
- AIR SOURCE HEAT PUMP
- AIR TO AIR HEATING AND CONDITIONING

- SEMI-DETACHED HOUSE
- NO FORWARD CHAIN
- SOLAR PANELS WITH BATTERY STORAGE
- OFF STREET PARKING FOR TWO VEHICLES
- WELL PRESENTED

MARKS & MANN



Derby Road, Ipswich

We are pleased to offer this well presented three bedroom semi-detached house, benefitting from air source heating/conditioning and solar panels, situated in the East of Ipswich, close to local schools, amenities and railway station.

Internally the property benefits from, on the ground floor: Entrance hall, living room, kitchen and bathroom. to the first floor: Landing, bedroom one, bedroom two and bedroom three. Externally the property benefits from off road parking for two vehicles to the front aspect and garden to the rear, which is mainly laid to lawn with patio area and a shed.

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

£220,000

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

Derby Road, Ipswich

Entrance Hall

Front door, radiator. Stairs to first floor.

Living Room

3.70m x 6.77m (12' 2" x 22' 3")

Radiator, fireplace X2, double glazed window to front and rear aspect, under stairs storage.

Kitchen

2.10m x 3.05m (6' 11" x 10' 0") Kitchen 2.10 3.05

Integrated oven and hob, extractor, sink draining board, double glazed window to side aspect, door to side aspect.

Bathroom

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

Landing

Storage cupboard.

Bedroom One

3.35m x 4.28m (11' 0" x 14' 1")

Double glazed window to front aspect, X2 fitted wardrobe, radiator.

Bedroom Two

2.93m x 3m (9' 7" x 9' 10")

Double glazed window to rear aspect, radiator, storage cupboard boiler housing.

Bedroom Three

2.14m x 3.05m (7' 0" x 10' 0")

Double glazed window to rear aspect, radiator, storage cupboard.

Front Garden

The front of the property is block paved, with space for two vehicles. Side access to rear garden.

Rear Garden

Laid to lawn with patio area, side access to front and shed.

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 IP3 8DN as a 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 - B

EPC rating: C

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.

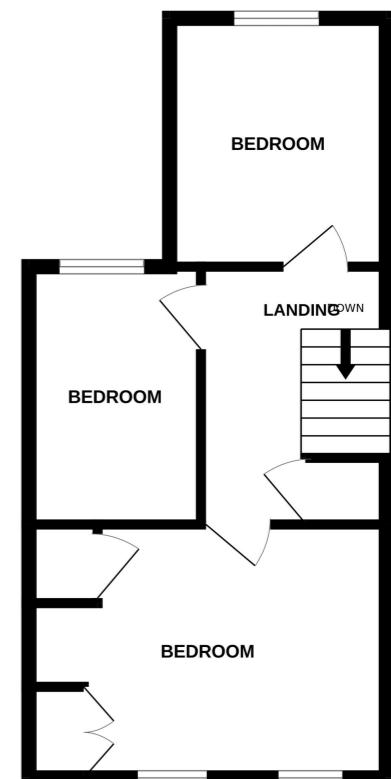
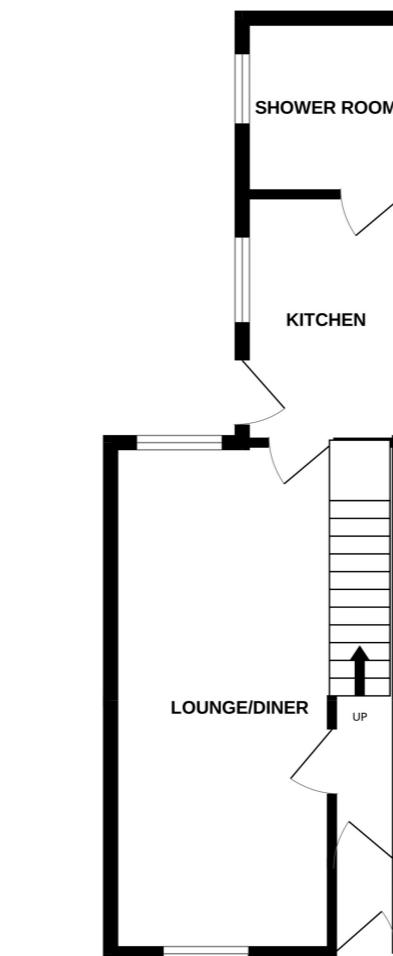
Council Tax Band

At the time of writing the council tax band for this property is band B.

Derby Road, Ipswich

GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.

1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	55	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/81/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	47	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions		EU Directive 2002/81/EC	
England, Scotland & Wales			