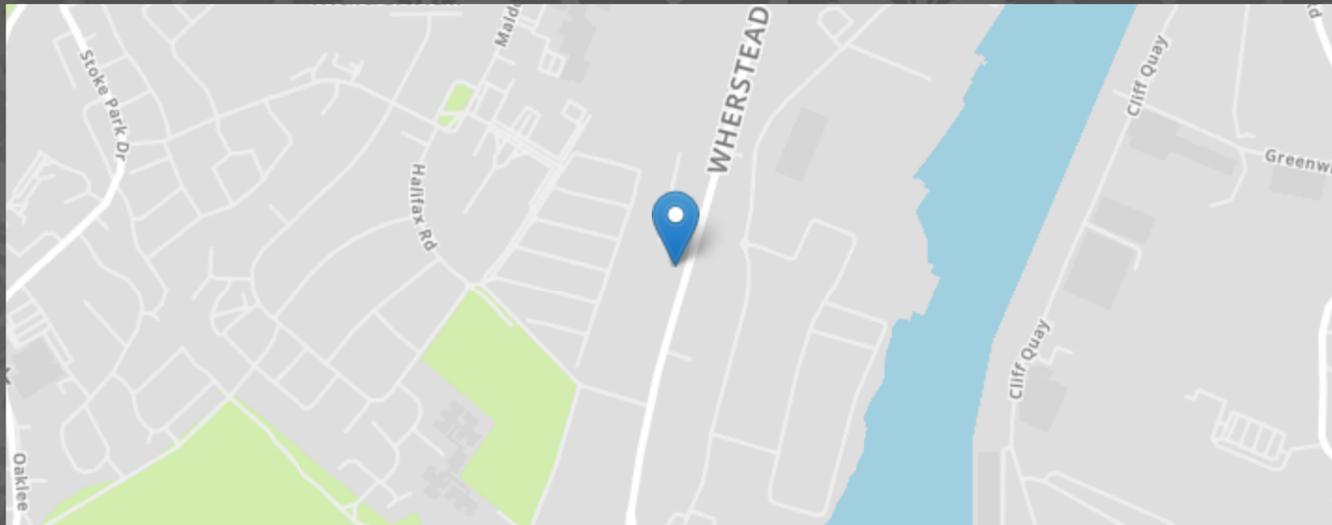


Wherstead Road, Ipswich



- THREE BEDROOMS
- SHOWER ROOM
- EASY ACCESS TO A14
- CLOSE TO ORWELL MARINA
- GENEROUS REAR GARDEN
- SEMI DETACHED HOUSE
- OFF ROAD PARKING FOR 2 VEHICLES
- DOUBLE GLAZED WINDOWS
- SOUTH IPSWICH
- ACCESSIBLE TO TOWN CENTRE, TRAIN STATION AND WATERFRONT

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Wherstead Road, Ipswich

We are pleased to offer this three bedroom semi detached property situated in the south of Ipswich, located within easy access of the town centre, waterfront and A14/A12.

Internally the benefits from, on the ground floor: Entrance porch, entrance hall, living room/diner and kitchen. To the first floor: Landing, bedroom one, bedroom two, bedroom three and shower room. Externally the property benefits from off road parking for two vehicles to the front of the property and a generous rear garden, laid to lawn with patio paving and side access.

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

£245,000

Wherstead Road, Ipswich

Wherstead Road, Ipswich

Entrance Porch

Front door.

Entrance Hall

Front door, radiator, understairs storage

Living Room/Diner

6.85m x 2.90m (22' 6" x 9' 6")
French doors to rear aspect, radiator X2, double glazed window to front aspect, electric fireplace.

Kitchen

4.28m x 2.58m (14' 1" x 8' 5")
French doors to rear aspect, radiator, extractor, sink draining board, double glazed window to side aspect.

Landing

Storage cupboard.

Bedroom One

4.74m x 3.07m (15' 7" x 10' 1")
Double glazed window to front aspect X2, boiler housing.

Bedroom Two

2.93m x 3.34m (9' 7" x 10' 11")
Double glazed window to rear aspect, radiator.

Bedroom Three

2.59m x 3.29m (8' 6" x 10' 10")
Double glazed window to rear aspect, radiator.

Shower Room

Shower cubicle, radiator, hand wash basin, low level WC, double glazed window to side aspect.

Front Garden

Paved, with off road parking for two vehicles.

Rear Garden

Laid to lawn with patio paving, side access, sheds x3.

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 8LQ as the point of destination.

Important Information

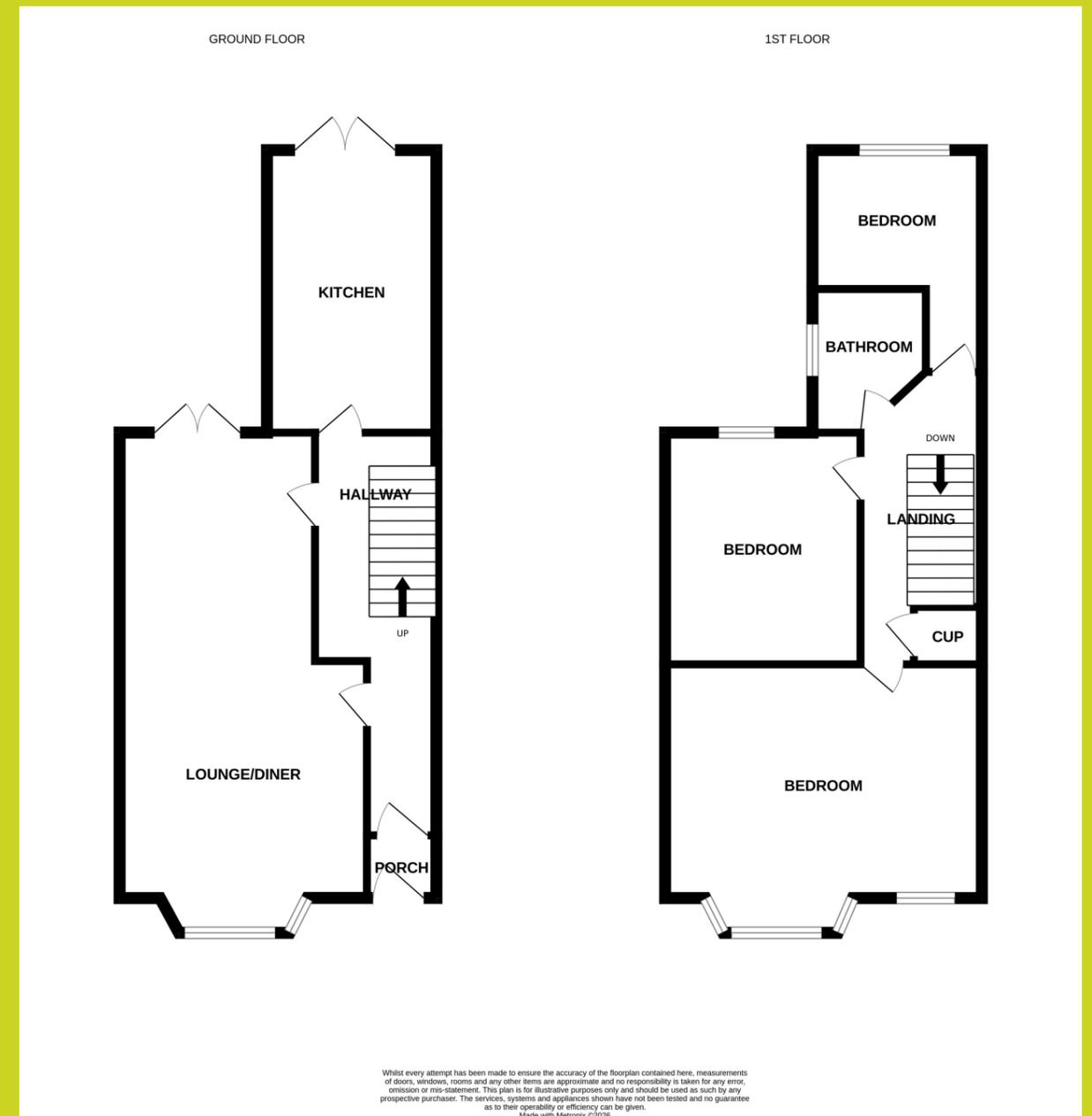
Tenure - Freehold
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council Tax Band : B
EPC Rating: TBC

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 B.



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

