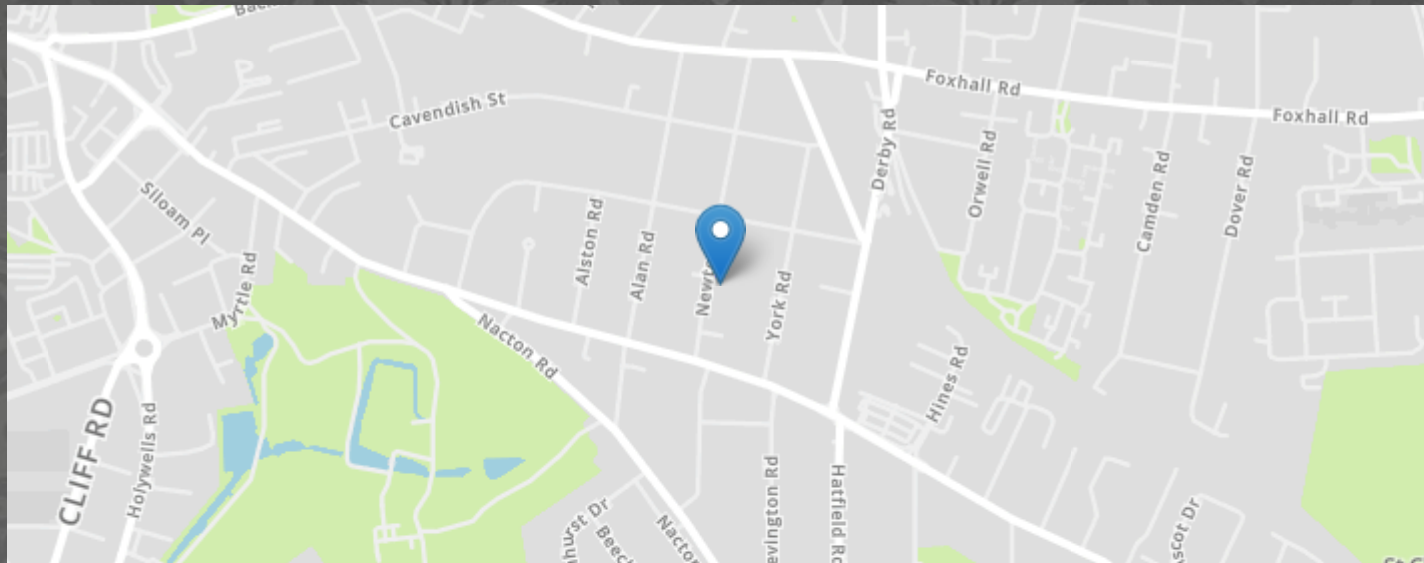


## Newton Road, Ipswich



- NO ONWARD CHAIN
- POPULAR EAST IPSWICH LOCATION
- TWO RECEPTION ROOMS
- FRONT & REAR GARDENS
- COUNCIL TAX BAND B
- THREE BEDROOM MID TERRACE HOUSE
- ENTRANCE HALLWAY
- GAS HEATING VIA RADIATORS
- GROUND FLOOR BATHROOM

# MARKS & MANN

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# MARKS & MANN



## Newton Road, Ipswich

NO ONWARD CHAIN in the POPULAR EAST OF IPSWICH. Three Bedrooms. Two reception rooms. Fitted kitchen. Ground floor bathroom. Enclosed rear garden. Council tax band B. 0.2 miles from Derby Road Railway station. Close to local amenities including bakery, convenience store, various take away's, Aldi and Co-operative food store.

In accordance with Section 21 of the Estate Agency Act (1979) we must, by law, declare that the vendor of this property is related to an employee of Marks & Mann Estate Agents Ltd.

**£240,000**

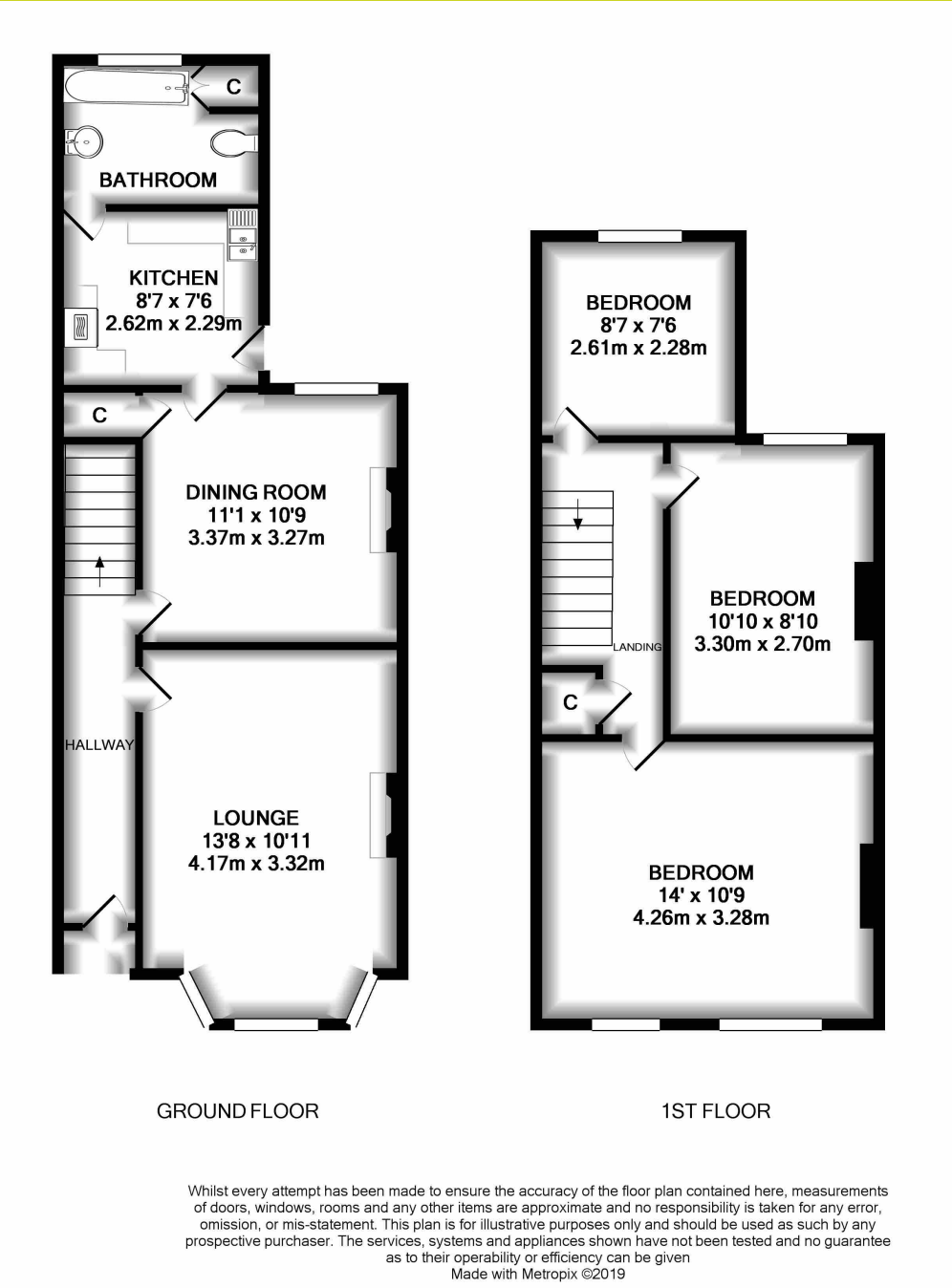


Newton Road, Ipswich

<b>Front</b>	
Low-level brick wall to front. Panelled fencing to side. Gate to front. Tiled path leading to:	
<b>Recess Porch</b>	
Outside light.	
<b>Entrance Door</b>	
Leading to:	
<b>Hallway</b>	
Radiator. Stairs leading to first floor. Door to dining room. Door to:	
<b>Lounge</b>	
4.17m x 3.32m (13' 8" x 10' 11") Double glazed bay window to front. Radiator. Coved ceiling. Fireplace recess.	
<b>Dining Room</b>	
3.37m x 3.27m (11' 1" x 10' 9") Double glazed window to rear. Radiator. Feature fireplace. Under stairs storage cupboard. Door to:	
<b>Kitchen</b>	
2.62m x 2.29m (8' 7" x 7' 6") Double glazed window to side. Double glazed door to side. Range of eye level units and range of base units with cupboards and drawers. Laminate work surfaces. One and a half single drainer sink unit with mixer tap. Fitted oven and gas hob with extractor hood over. Part tiled walls. Space for washing machine and fridge. Door to:	
<b>Bathroom</b>	
Window to rear. Bath. Separate shower cubicle. Low-level WC. Pedestal wash hand basin. Extractor fan. Part tiled walls. Radiator.	
<b>Landing</b>	
Loft access. Built in cupboard.	
<b>Bedroom One</b>	
4.26m x 3.28m (14' 0" x 10' 9") Two double glazed windows to front. Radiator. Coved ceiling.	

<b>Bedroom Two</b>
3.30m x 2.70m (10' 10" x 8' 10") Window to rear. Radiator.
<b>Bedroom Three</b>
2.61m x 2.28m (8' 7" x 7' 6") Window to rear. Radiator.
<b>Rear Garden</b>
Panelled fencing surround. Laid to artificial grass with mature shrub borders. Decking area. Outside tap. Rear access gate.
<b>Disclaimer</b>
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.
<b>Money Laundering Regulations</b>
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.
<b>Useful Information</b>
Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit: <a href="http://www.rightmove.co.uk/broadband-speed-in-my-area">www.rightmove.co.uk/broadband-speed-in-my-area</a> for this information.
<b>School Admissions</b>
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.
<b>Council Tax Band</b>
At the time of instruction the council tax band for this property is band B.
<b>Section 21</b>
In accordance with Section 21 of the Estate Agency Act (1979) we must, by law, declare that the vendor of this property is related to an employee of Marks & Mann Estate Agents Ltd.

Newton Road, Ipswich



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

