

Belmont Road, Ipswich



- OFF ROAD PARKING
- CLOSE TO AMENITIES
- WELL PRESENTED
- CLOAKROOM
- WELL KEPT
- GARDEN
- TWO BEDROOM
- CONSERVATORY
- GAS CENTRAL HEATING
- DOUBLE GLAZED

MARKS & MANN

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MARKS & MANN



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We are pleased to introduce this exceptionally well presented two bedroom semi detached home to the market for sale. Situated in an ideal location the property sits close to amenities.

Internally the property benefits from, on the ground floor: Entrance hall, kitchen, living room, conservatory and cloakroom. To the first floor: Landing, bedroom one, bedroom two and the bathroom. Externally the property benefits from the off road parking to the front aspect for multiple vehicles and a well presented garden to the rear aspect.

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

£270,000

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Entrance hall

Front door, radiator.

Living room

4.18m x 4.15m (13' 9" x 13' 7")
French doors to rear aspect, radiator, storage cupboard.

Kitchen

2.02m x 3.69m (6' 8" x 12' 1")
Double glazed window to front aspect, radiator, integrated double oven, hob, extractor, sink, integrated dishwasher.

Conservatory

Under floor heating, French doors to side aspect, windows to side and and front.

Landing

Bedroom one

3.24m x 3.01m (10' 8" x 9' 11")
Radiator, storage cupboard/boiler housing, built in wardrobe, double glazed window to rear aspect.

Bedroom two

4.20m x 2.73m (13' 9" x 8' 11")
Double glazed window to front aspect, radiator, built in single wardrobe.

Bathroom

Bath with shower over, heated towel rail, low level WC, extractor, hand wash basin.

Garden

Artificial lawn, patio.

Outside

Garden to rear aspect, off road parking to front aspect.

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 IP8 3RP 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

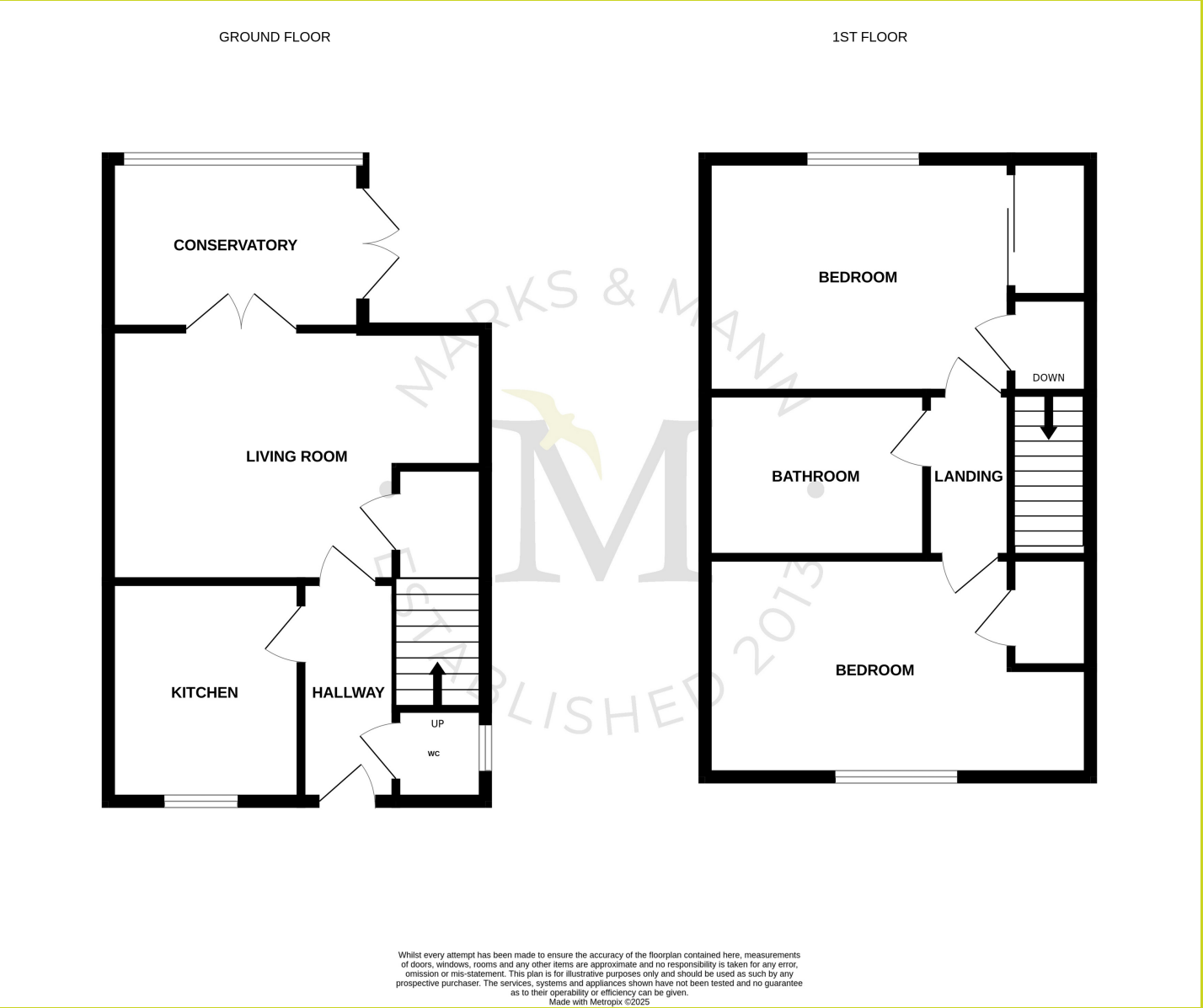
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In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars 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.

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

