

Colchester Road, Ipswich



- SEMI DETACHED
- EXTENDED
- DOUBLE GLAZED
- UNDERFLOOR HEATING
- OFF ROAD PARKING
- IN NEED OF FURTHER REFURBISHMENT
- EN-SUITE
- DOWNSTAIRS CLOAKROOM
- CLOSE TO AMENITIES
- GARDEN

MARKS & MANN

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MARKS & MANN



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We are pleased to introduce this extended three bedroom home to the market for sale. The property is positioned in an ideal location close to amenities and schools.

Internally the property benefits from, on the ground floor: Entrance hall, living room, open plan kitchen/diner and cloakroom. To the first floor: Landing, bedroom one which features an En-suite, bedroom two, bedroom three, bedroom four and the bathroom (Currently unfurnished). Externally the property benefits from off road parking to the front for multiple vehicles and garden to the rear aspect which contains brick built storage which was once a garage.

The property has been refurbished in part but still requires further work in order for the property to be complete.

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

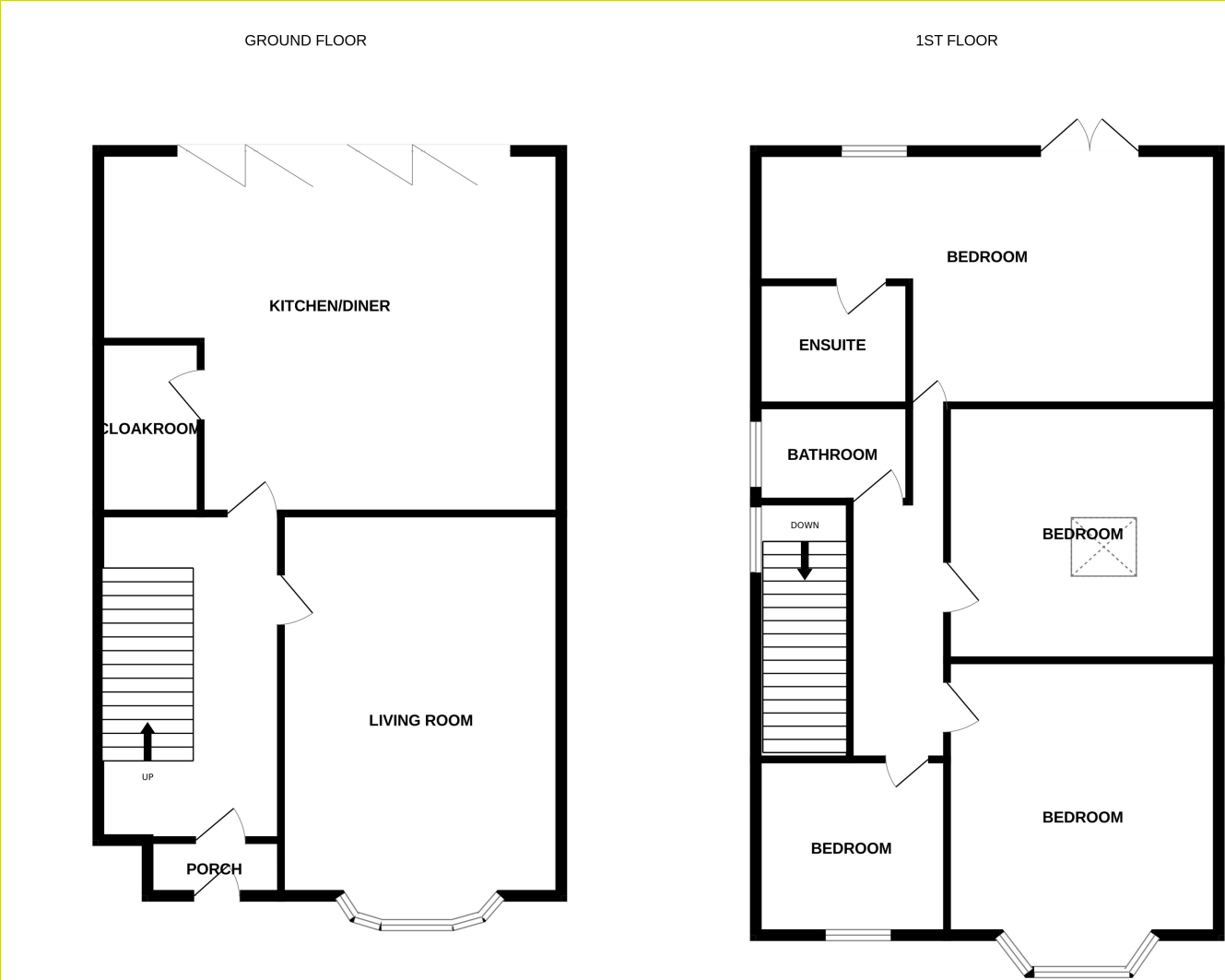
£400,000

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Porch	
Front door.	
Entrance hall	
Radiator, front door, under stairs storage x2.	
Living room	
4.441 x 3.784 (14'6" x 12'4") Double glazed window to front aspect, radiator, electric fireplace.	
Kitchen/diner	
8.966 x 5.496 (29'4" x 18'0") Integrated oven X2, sink/draining board, integrated fridge freezer, integrated microwave, integrated wine cooler, integrated disposal bin, integrated dishwasher, island, ceiling spotlights, double glazed window X2 to side aspect, bifold doors to rear aspect, electric fireplace, underfloor heating.	
Cloakroom	
Low level WC, double glazed window to side aspect, heated towel rail, boiler.	
Landing	
Double glazed window to side aspect, ceiling spotlights.	
Bathroom	
(Unfinished) double glazed window to side aspect ceiling spotlights loft hatch.	
Bedroom one	
5.193 x 4.859 (17'0" x 15'11") French doors to rear aspect with Juliet balcony, radiator, fitted wardrobe, ceiling spotlights, double glazed window to rear aspect.	
En-suite	
Bath with shower over, heated towel rail, ceiling spotlights, double glazed window to side aspect, low level WC, hand wash basin.	
Bedroom two	
4.441 (into bay) x 3.784 (14'6" (into bay) x 12'4" Double glazed window to front aspect, radiator.	

Bedroom three	
3.506 x 2.794 (11'6" x 9'1") Skylight, electric radiator, ceiling spotlights.	
Bedroom four	
2.425 x 1.890 (7'11" x 6'2") Double glazed window to front aspect, radiator.	
Garden	
Patio, lawn.	
Garage	
Single door/S to front and side, power and lighting.	
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 IP4 4ST 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 C 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 C.	

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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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The above floor plans are not to scale and are shown for indication purposes only.

