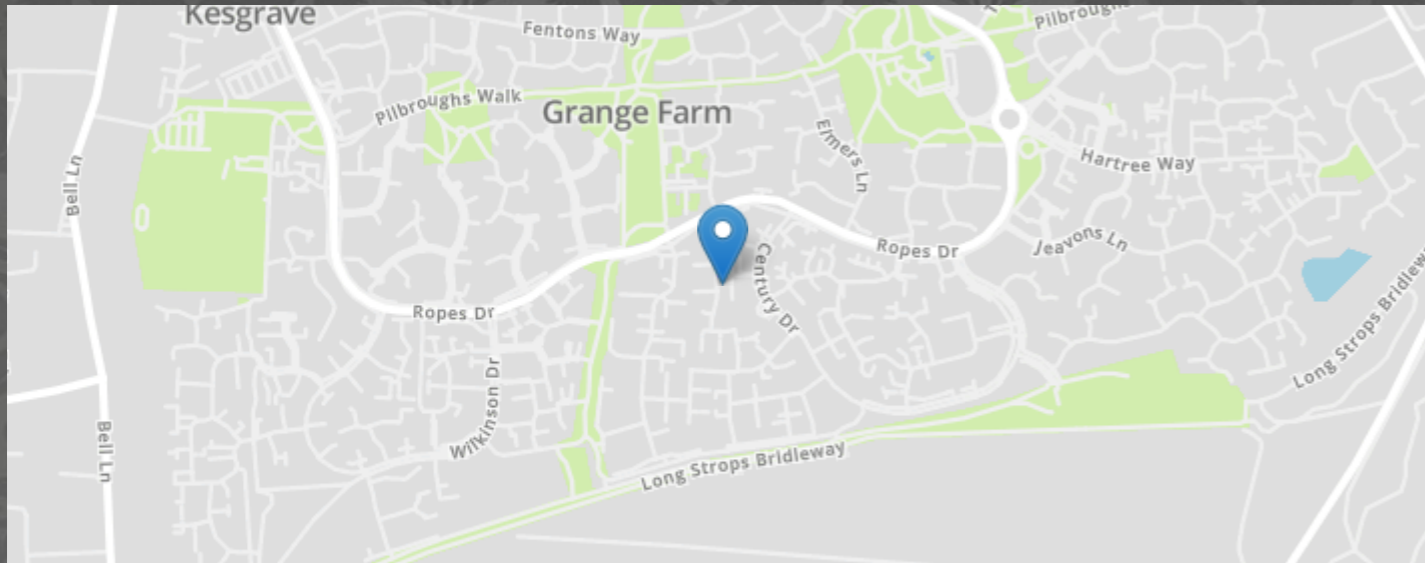


Spindler Close, Kesgrave, Ipswich



- POPULAR KESGRAVE LOCATION
- END OF TERRACE HOUSE
- CLOAKROOM & FAMILY BATHROOM
- GARAGE & OFF ROAD PARKING

- THREE BEDROOMS
- ENSUITE TO MASTER BEDROOM
- GARAGE

**MARKS & MANN**

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**MARKS & MANN**



### Spindler Close, Kesgrave, Ipswich

Marks and Mann Estate Agents are delighted to offer for sale this THREE BEDROOM END TERRACED HOUSE situated in the popular Grange Farm area in the IP5 postcode with close links to the A12 and A14.

The property benefits from entrance hall, downstairs cloakroom, lounge area, kitchen/dining room, three bedrooms with en-suite to master, family bathroom and an enclosed rear garden. Further benefits include double glazed windows throughout, gas central heating, off road parking and a garage.

In the valuers opinion this property is very well presented and early viewing is advised to avoid disappointment.

**£279,000**

# Spindler Close, Kesgrave, Ipswich

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## Entrance Hall

Via entrance door, radiator, doors leading to:

## Cloakroom

Low level WC, pedestal hand wash basin

## Lounge

5.51m x 3.16m (18' 1" x 10' 4") Double glazed window to front, radiator, wood flooring, stairs to first floor.

## Kitchen

4.23m x 2.86m (13' 11" x 9' 5") Double glazed window and Sliding patio door to rear, radiator, one and half bowl stainless steel sink and drainer, integrated dishwasher, fridge/freezer, space & plumbing for washing machine, Electric oven and four ring Gas Hob with extractor fan over.

## First Floor Landing

Loft access, doors leading to:

## Bedroom One

3.56m x 3.16m (11' 8" x 10' 4") Two double glazed windows to front, radiator, built in wardrobes

## En Suite

Shower cubicle, pedestal hand wash basin, low level WC, radiator, double glazed obscured window to front, extractor fan

## Bedroom Two

3.57m x 2.36m (11' 9" x 7' 9") Double glazed window to rear, radiator, built in wardrobes

## Bedroom Three

2.56m x 1.82m (8' 5" x 6' 0") Double glazed window to rear and radiator, built in wardrobes

## Bathroom

2.37m x 1.59m (7' 9" x 5' 3") Double glazed obscure window to side, panel bath, pedestal hand wash basin, low level WC, radiator

## Garden

Mainly artificial grass with paved area and rear access which leads to garage

## Garage

Up and over door and an additional parking space in front

## 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.

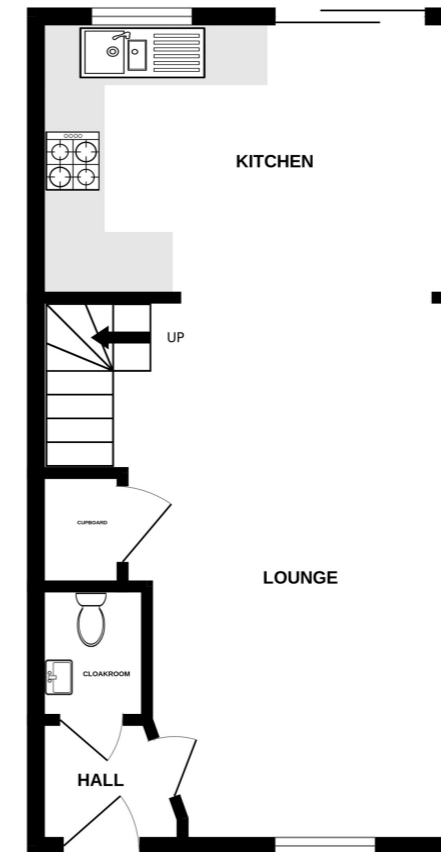
## Money Laundering Regulations

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.

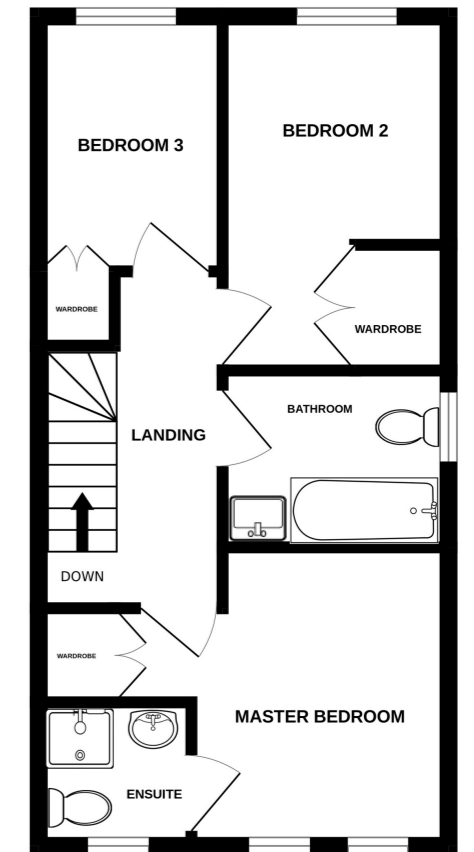
## Council Tax Band

At the time of instruction the council tax band for this property is Band C.

GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 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 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.

