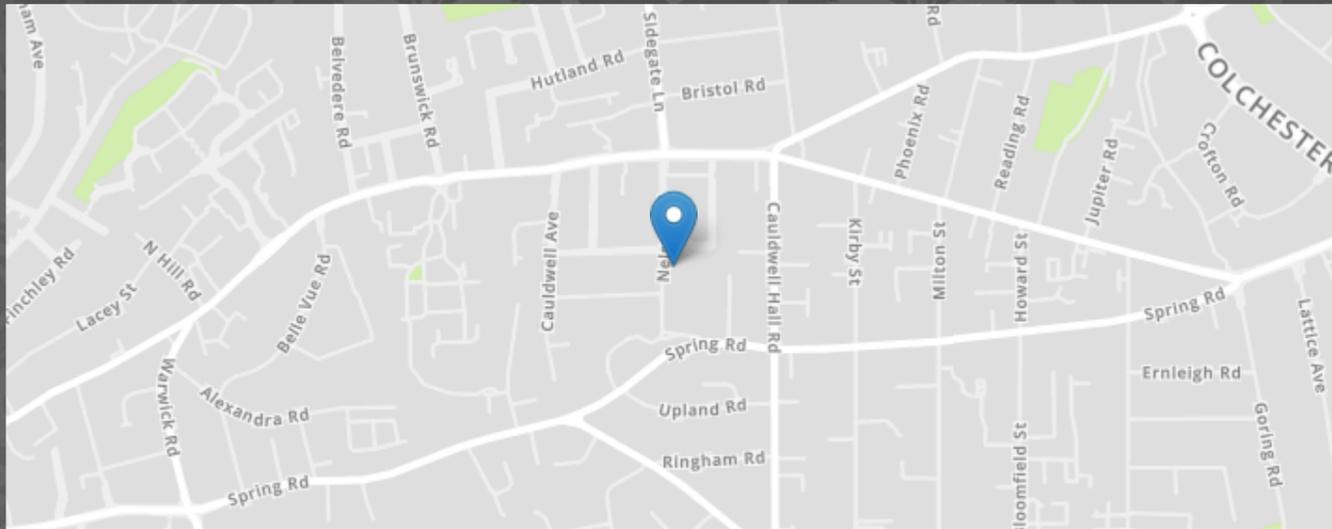


Nelson Road, Ipswich



- OFF ROAD PARKING
- SEMI DETACHED
- GAS CENTRAL HEATING
- NO FORWARD CHAIN
- CLOSE TO AMENITIES
- THREE BEDROOM
- GARDEN
- IDEAL LOCATION
- DOUBLE GLAZED
- CLOSE TO SCHOOLS

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Nelson Road, Ipswich

We are delighted to bring this three bedroom semi-detached home to the market for sale. The property is positioned in an ideal location close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room/diner and kitchen. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the bathroom. Externally the property benefits from off road parking for multiple vehicles to the front aspect and to the rear aspect is a well kept garden plus a garage/lean to.

The property is being sold with no forward chain.

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

£300,000

Nelson Road, Ipswich

Nelson Road, Ipswich

Entrance hall

Radiator, front door, understairs storage/boiler housing.

Living room/diner

8.45m x 3.58m (27' 9" x 11' 9")
Double glazed window to front aspect, radiator X2, sliding door to rear aspect.

Kitchen

2.06m x 2.82m (6' 9" x 9' 3")
Sink/draining board, double glazed window to side aspect, integrated oven, hob, extractor, door to rear aspect.

Landing

Double glazed window to side aspect, loft hatch (Loft not boarded)

Bedroom one

4.53m x 3.52m (14' 10" x 11' 7")
Double glazed window to front aspect, radiator.

Bedroom two

3.18m x 3.80m (10' 5" x 12' 6")
Double glazed window to front aspect, radiator.

Bedroom three

2.13m x 2.83m (7' 0" x 9' 3")
Double glazed window to rear aspect, radiator.

Bathroom

Bath with shower over, double glazed window to front aspect, radiator, low level WC, hand wash basin.

Garden

Patio, lawn, shed, raised flower beds.

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 4DT as a point of destination.

Important information

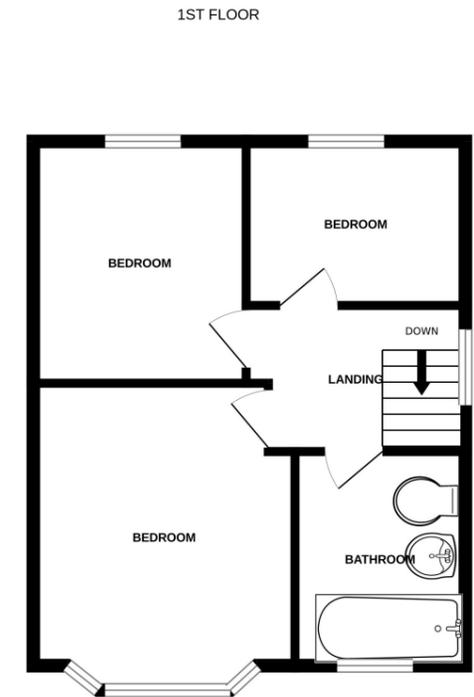
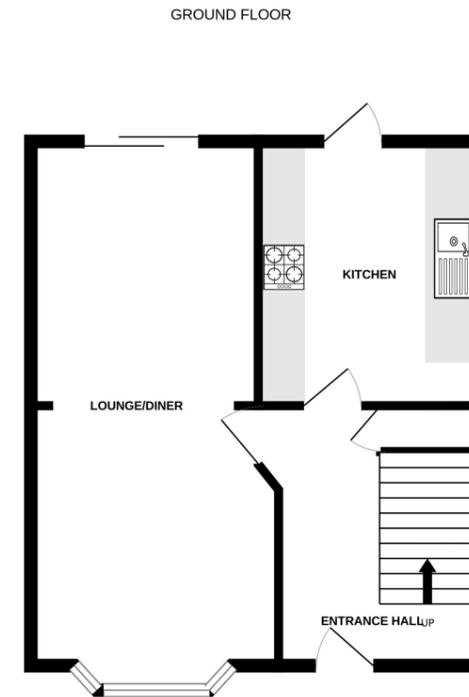
Tenure - Freehold
Services - we understand that mains, gas electricity, water and drainage are connected to the property.
Council tax band C
EPC rating: C

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.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	