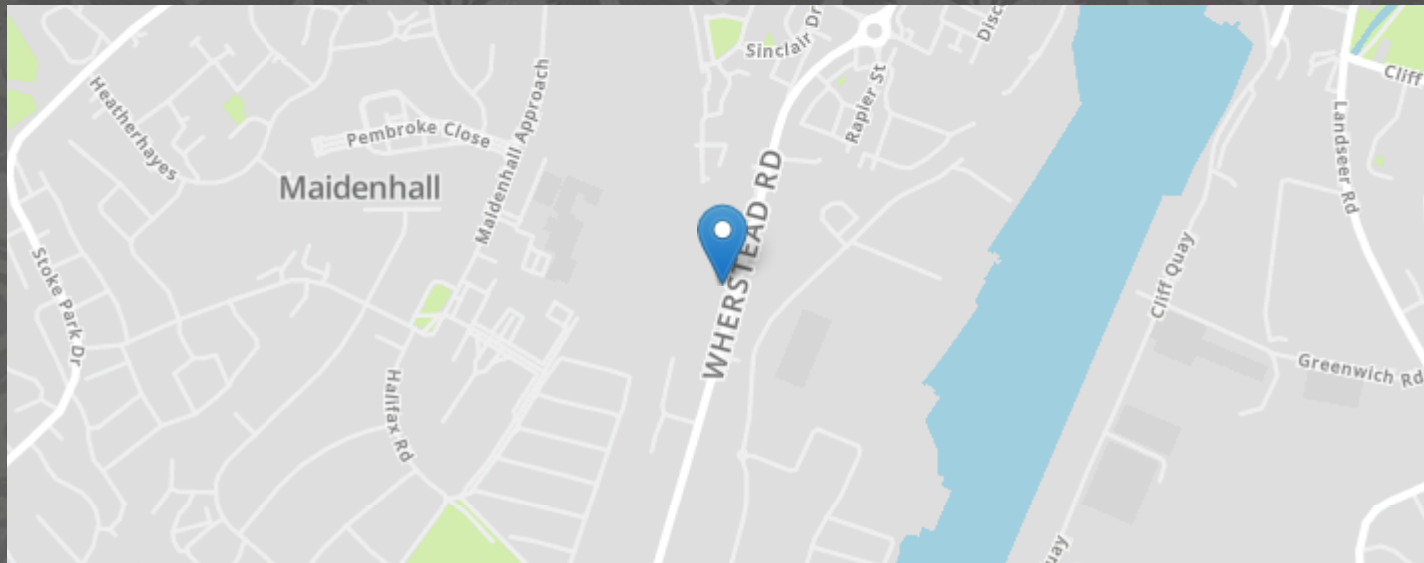


## Wherstead Road, Ipswich



- THREE BEDROOM
- CLOSE TO AMENITIES
- GENEROUS GARDEN
- GAS CENTRAL HEATING
- SEMI DETACHED HOUSE
- IDEAL LOCATION
- TWO RECEPTION ROOMS
- PORCH

# MARKS & MANN

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

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contactipswich@marksandmann.co.uk

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

# MARKS & MANN



## Wherstead Road, Ipswich

We are pleased to be marketing this three bedroom semi detached home. The property is positioned in an ideal location close to amenities, a short distance to the town centre and gives easy access to the A12 and A14.

Internally the property benefits from, on the ground floor: Porch, entrance hall, living room, dining room, kitchen and bathroom. To the first floor: Landing, bedroom one, bedroom two, bedroom three and cloakroom. Externally the property benefits from a garden to the front aspect and generous garden to the rear.

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

**£190,000**



Wherstead Road, Ipswich

Porch

Front door.

Entrance hall

Front door, radiator.

Living room

2.63m x 3.30m (8' 8" x 10' 10")  
Window to front aspect, radiator.

Dining room

3.52m x 3.32m (11' 7" x 10' 11")  
Window to rear aspect, radiator, gas fire place, under stair storage.

Kitchen

2.63m x 3.30m (8' 8" x 10' 10")  
Sink/draining board, window to side aspect x2.

Lobby

Door to side aspect.

Bathroom

Low level WC, hand wash basin, window to rear aspect, bath, heater.

Landing

Bedroom one

4.30m x 3.19m (14' 1" x 10' 6")  
Window x3 to front aspect, radiator.

Bedroom two

2.53m x 3.33m (8' 4" x 10' 11")  
Window to rear aspect, radiator.

Bedroom three

Window to rear aspect, radiator.

Cloakroom

Low level WC, hand wash basin, window to side aspect, boiler.

Garden

Lawn, some artificial grass, shed x2, paving/path.

Outside

Garden to rear aspect and garden 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 IP2 8LE 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

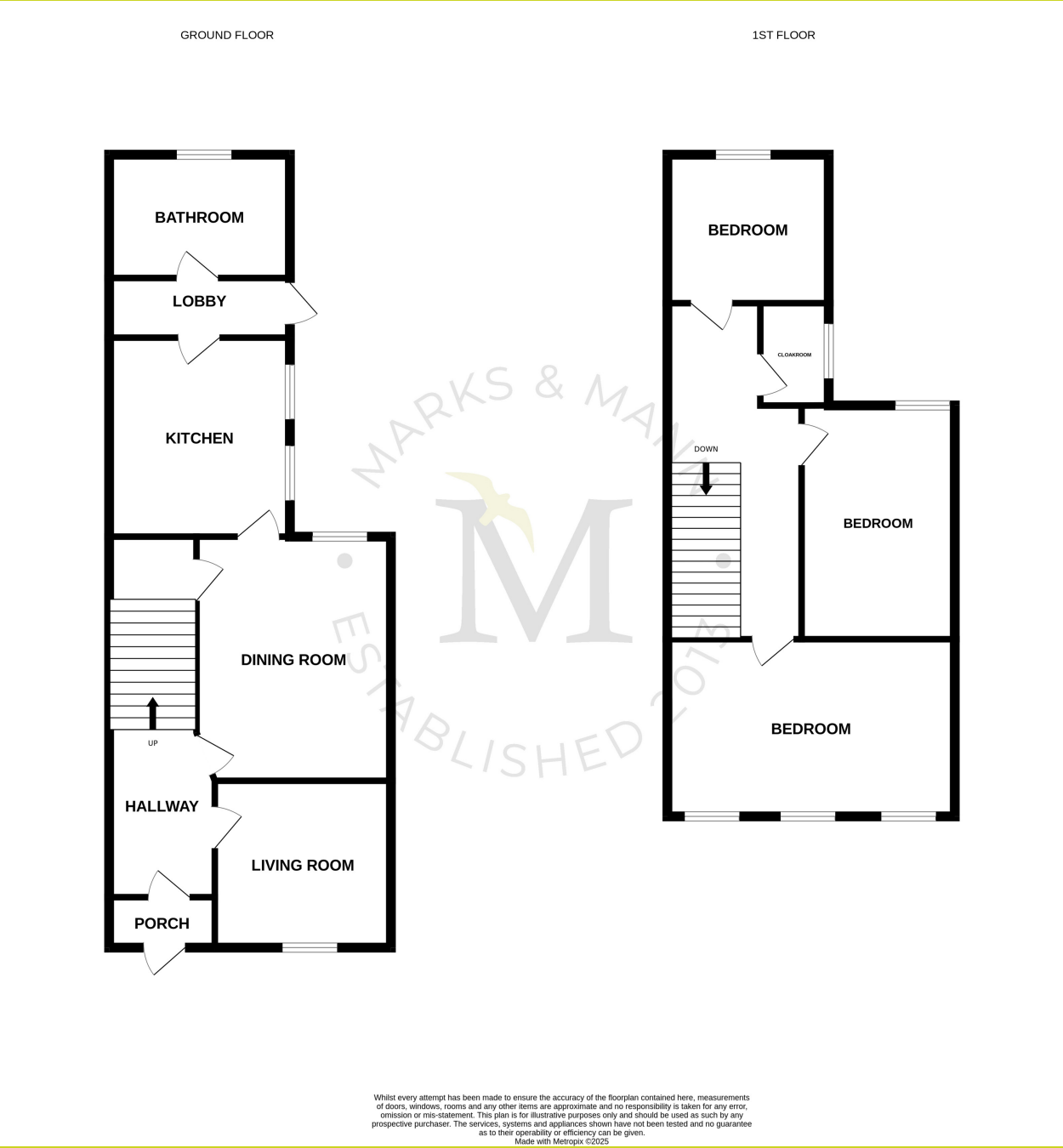
Disclaimer

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 B.

Wherstead Road, Ipswich



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

