


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

MARKS & MANN



Salehurst Road, Ipswich

Marks and Mann are excited to offer for sale this THREE BEDROOM DETACHED HOUSE situated in the popular Broke Hall development. This detached family home boasts Three bedrooms, cloakroom W.C., lounge, separate dining room, conservatory, kitchen, utility room, garage, first floor bathroom and a fully enclosed rear garden.

Further benefits include having regular bus route into Ipswich town centre, a short walk to local amenities such as the Co-operative food store, hairdressers and fish and chip shop on Penshurst Road. 1 mile away from the Ipswich hospital and falling within Broke Hall primary school and Copleston high school catchments (subject to availability).

£400,000

Early viewing is highly recommended to avoid disappointment.

MARKS & MANN

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

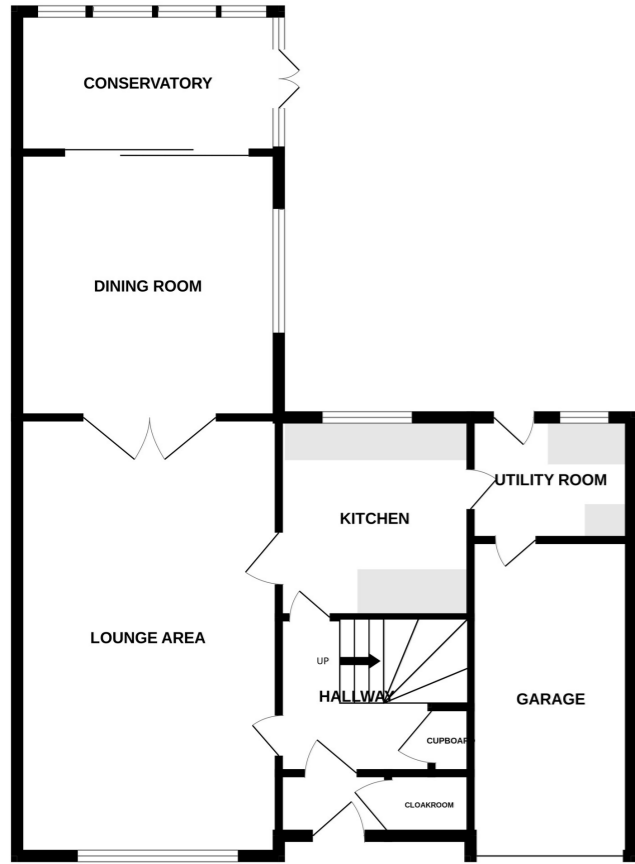
01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk



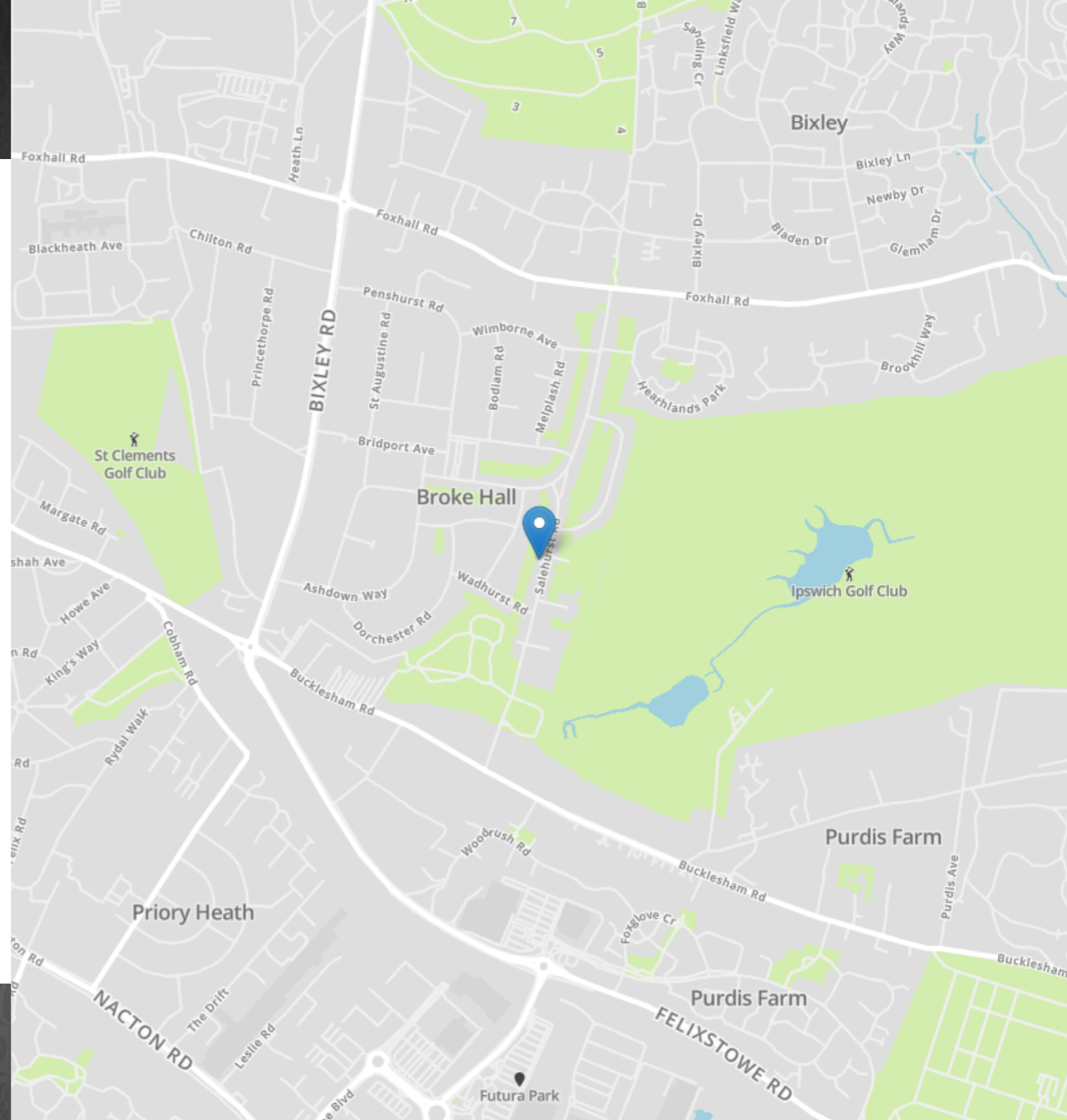
GROUND FLOOR



1ST FLOOR



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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MARKS & MANN

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

Landline 01473 396296

Website www.marksandmann.co.uk

- DETACHED HOUSE IN EAST IPSWICH
- THREE BEDROOMS & STUDY
- CONSERVATORY & DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING & GARAGE
- FIRST FLOOR BATHROOM
- POPULAR LOCATION IN IPSWICH
- LOUNGE & SEPARATE DINING ROOM
- GARAGE & ALLOCATED PARKING
- UTILITY ROOM
- FULLY ENCLOSED REAR GARDEN

Front Garden

Off road parking for three cars comfortably via a block paved driveway, with a shingle feature to the front with a mixture of shrubs and side access via a gate to the side.

Porch

Single glazed door to the front for entry, single glazed window to the front, door to the cloakroom W.C. and a door to the entrance hall.

Cloakroom W.C

Extractor fan, low flush W.C., wall mounted wash hand basin, shaver point and tiled walls.

Entrance Hall

Under stairs cupboard, radiator, access to the stairs and doors to the lounge and kitchen.

Kitchen

4m x 3.59m (13' 1" x 11' 9") Double glazed window to the rear, wall and base units with cupboards and drawers, single sink and drainer unit, floor sat boiler, space for an oven, space for a dish washer, space for a fridge freezer, extractor fan, tiled splash and doors to the lounge and utility room.

Lounge

6.80m x 3.76m (22' 4" x 12' 4") Double glazed window to the front and to the rear, two radiators, coving, gas fire and double doors to the dining room.

Dining Room

3.96m x 3.59m (13' 0" x 11' 9") Double glazed window to the side, radiator, coving, wall lights and double glazed sliding patio doors to the rear to the conservatory.

Conservatory

3.86m x 2.88m (12' 8" x 9' 5") Double glazed windows to the rear and side, pitched roof, double glazed French style doors to the side and tiled flooring.

Utility Room

2.31m x 1.87m (7' 7" x 6' 2") Double glazed window to the rear, wall and base units, single glazed door to the rear, plumbing for a washing machine and access to the garage.

Landing

Double glazed window to the front, airing cupboard, and doors to;

Bedroom One

3.74m x 3.50m (12' 3" x 11' 6") Double glazed window to the front, fitted wardrobes and drawers and a radiator.

Bedroom Two

3.22m x 2.63m (10' 7" x 8' 8") Double glazed window to the rear and a radiator.

Bedroom Three

3.07m x 2.57m (10' 1" x 8' 5") Double glazed window to the side, access to the loft and a radiator.

Bathroom

Double glazed obscure window to the rear, panel bath with mixer tap and shower over, wall mounted wash hand basin, low flush W.C., heated towel rail, tiled walls and loft access.

Rear Garden

Fully enclosed sunny rear garden with a patio area, laid to lawn, summer house, shed, outside tap shingle and flower bed borders, fruit trees and side access to the front via a gate.

Garage

5.00m x 2.35m (16' 5" x 7' 9") Manual up and over door, single glazed window to the side, power, lighting and a door to the utility.

Disclaimer

In accordance with the Property Misdescriptions Act (1991) 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 instruction the council tax band for this property was band D.