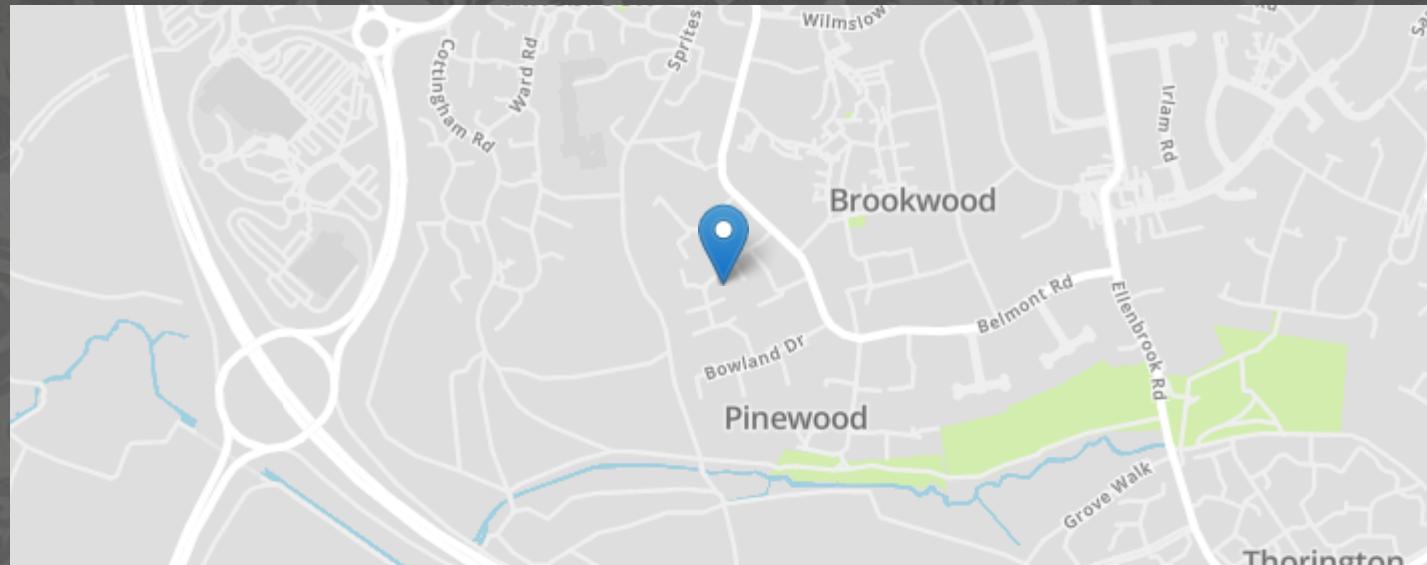


## Sycamore Close, Ipswich



- OFF ROAD PARKING
- ONE BEDROOM
- WELL MAINTAINED
- CLOSE TO AMENITIES
- GARDEN
- WELL KEPT
- GAS CENTRAL HEATING
- EASY ACCESS TO A12 AND A14

# MARKS & MANN

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

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

# MARKS & MANN



## Sycamore Close, Ipswich

We are delighted to be marketing this exceptionally well kept and well presented one bedroom property. Situated in an ideal location the home sits close to schools, amenities and gives easy access to the A12/A14.

Internally the property benefits from, on the ground floor: Open plan living room/kitchen. To the first floor: Landing, bedroom and the bathroom. Externally the property benefits from off road parking to the front aspect for multiple vehicles plus a garden to the rear which benefits from decking area, stoned space and a hand storage unit which could be converted to a fantastic office space.

The property is being sold with no forward chain.

Call now to arrange a private first hand viewing.

**£175,000**



Sycamore Close, Ipswich

Living room/kitchen

3.78m x 5.26m (12' 5" x 17' 3")  
Front door, double glazed window/S x2 to front and rear aspect, sink/draining board, extractor, integrated cooker, hob, radiator x2.

Landing

Double glazed window to rear aspect, storage cupboard/boiler housing.

Bedroom

3.78m x 3.09m (12' 5" x 10' 2")  
Double glazed window to front aspect, radiator, storage cupboard.

Bathroom

Bath with electric shower over, double glazed window to rear aspect, heated towel rail, hand wash basin, low level WC

Garden

Decking area, stoned space, paved area, out building/office.

Outside

Off road parking to front aspect, garden to rear aspect, allocated parking space.

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 A.

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.

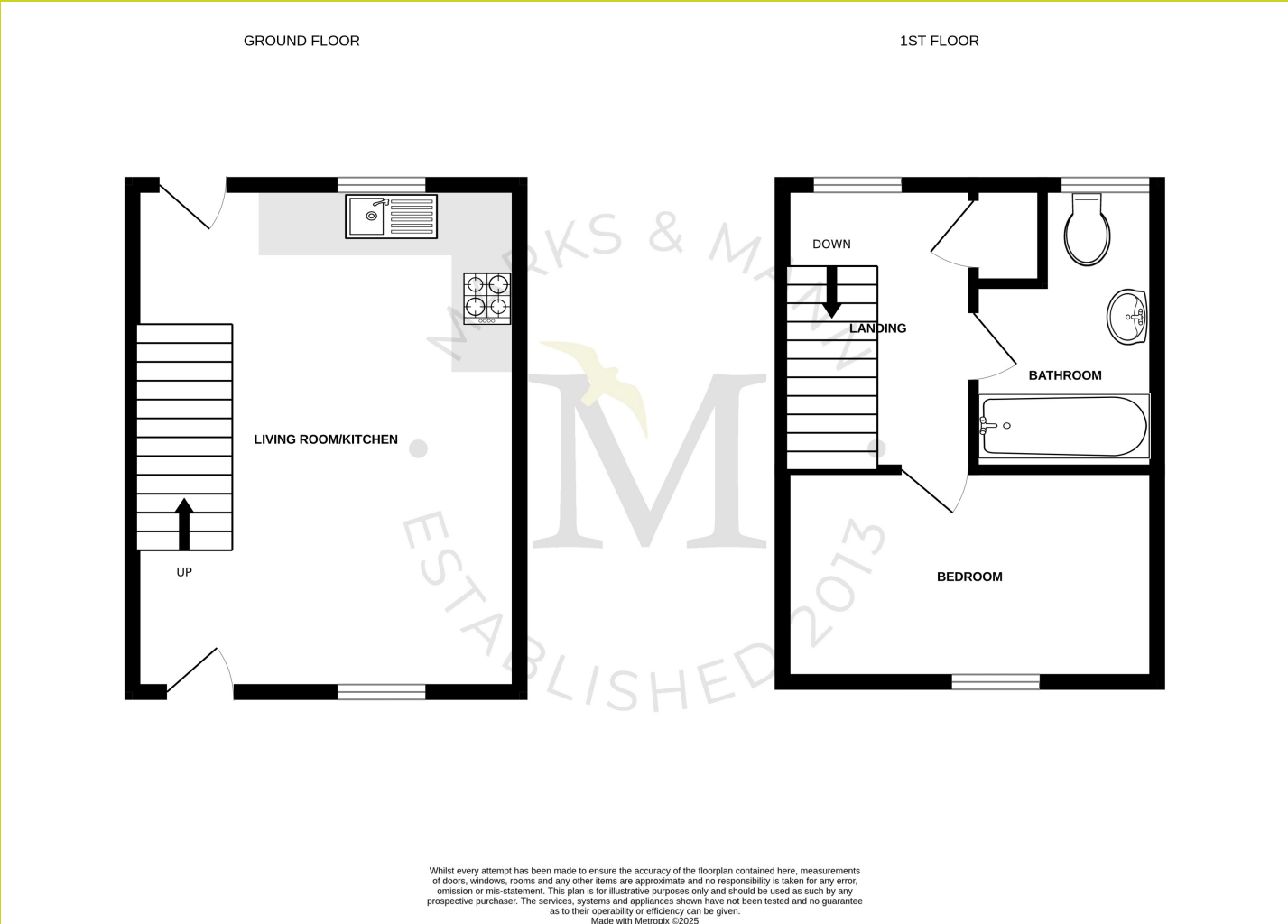
Directions

Using a SatNav, please use IP8 3RL 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 A  
EPC rating: C

Sycamore Close, Ipswich



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

