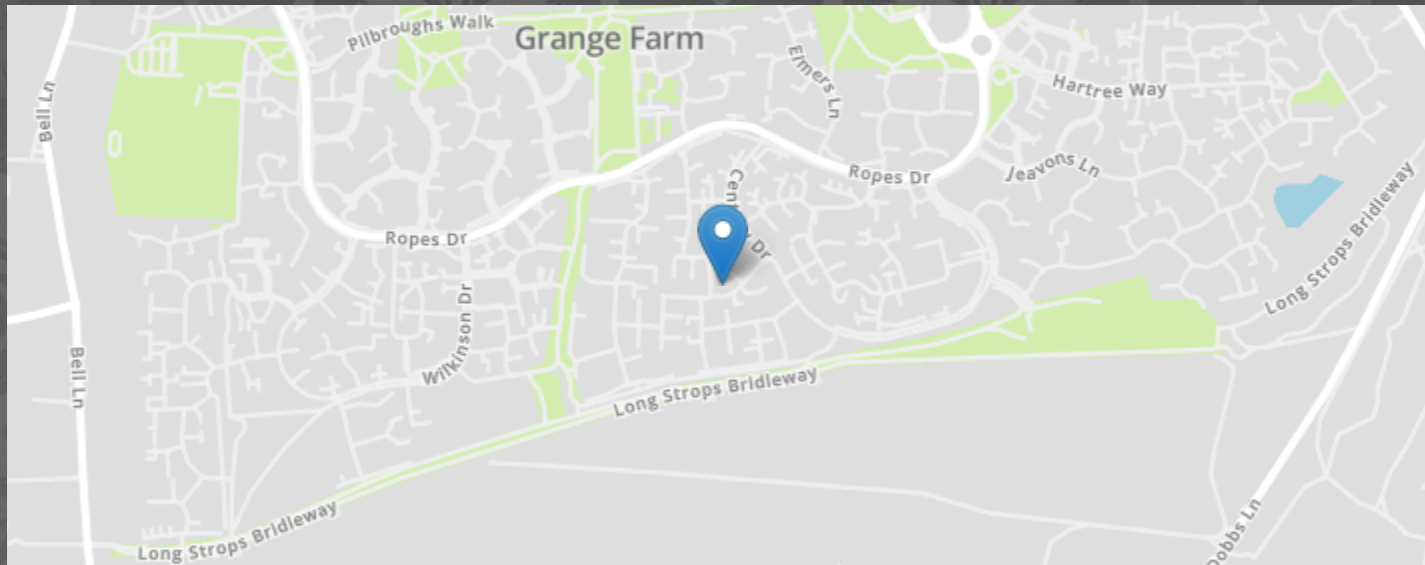


## Pepper Place, Kesgrave, Ipswich



- POPULAR KESGRAVE LOCATION
- MID TERRACE
- CLOAKROOM & FAMILY BATHROOM
- TWO BEDROOMS
- ENSUITE TO MASTER BEDROOM
- ALLOCATED CAR PARKING SPACE

# MARKS & MANN

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# MARKS & MANN



## Pepper Place, Kesgrave, Ipswich

Marks and Mann Estate Agents are delighted to offer for sale this TWO BEDROOM MID TERRACE 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, kitchen, lounge, two bedrooms with en-suite to bedroom one, family bathroom and an enclosed rear garden. Further benefits include double glazed windows throughout, gas central heating, off road allocated parking space.

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

**£230,000**

# Pepper Place, Kesgrave, Ipswich

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## Entrance Hall

Radiator, door to Storage cupboard, open plan to:

## Cloakroom

Low level WC, pedestal hand wash basin

## Kitchen

2.87m x 2.21m (9' 5" x 7' 3") Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric oven, four ring hob with extractor hood over, UPVC double glazed window to front.

## Lounge

4.50m x 3.50m (14' 9" x 11' 6") UPVC double glazed window to rear, stairs to first floor, double doors to rear garden.

## First Floor Landing

Door to:

## Bedroom One

3.50m x 2.84m (11' 6" x 9' 4") UPVC double glazed window to rear, radiator, double doors to wardrobe.

## En-suite Shower Room

Shower cubicle, pedestal hand wash basin, low level WC, radiator, extractor fan

## Bedroom Two

2.94m x 2.51m (9' 8" x 8' 3") UPVC double glazed window to front, radiator, door to single wardrobe.

## Bathroom

Three piece suite comprising panelled bath, pedestal wash hand basin and close coupled WC, UPVC obscure double glazed window to front.

## Garden

Patio and enclosed by fencing with gate.

## 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.

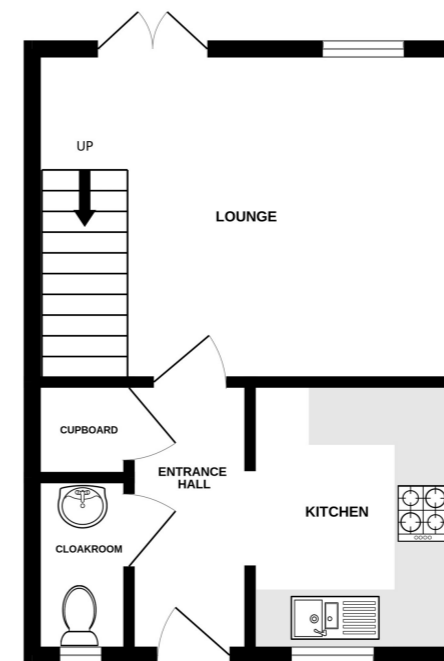
## Money Laundering Regulations

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.

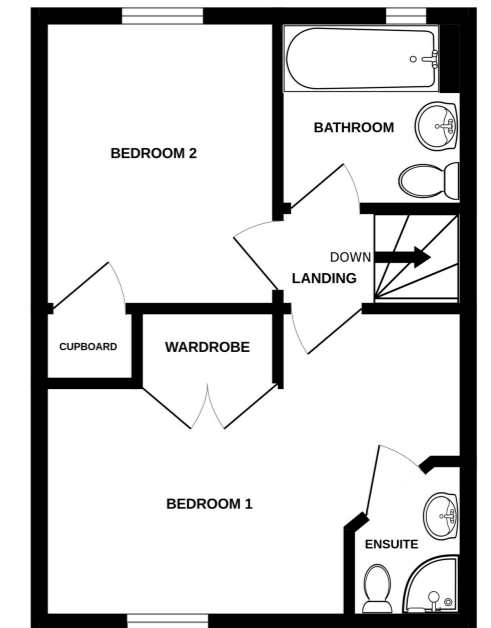
## Council Tax Band

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

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

