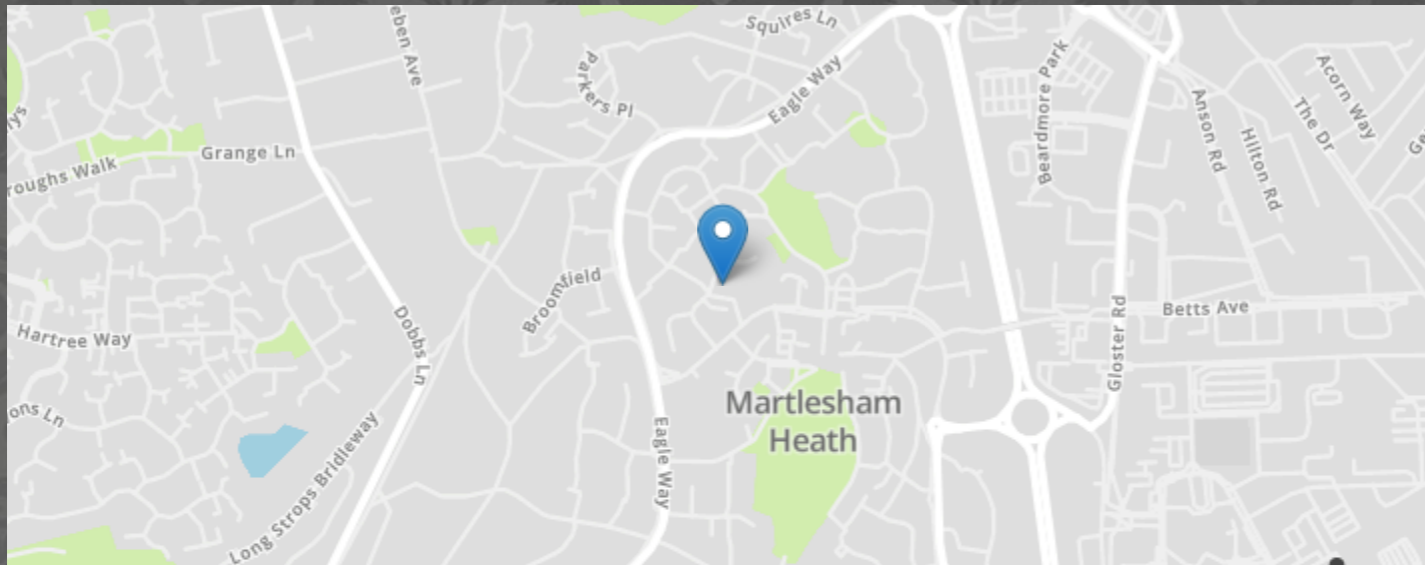


Saddlers Place, Martlesham Heath, Ipswich



MARKS & MANN



- MARTLESHAM HEATH (SOUGHT AFTER LOCATION)
- THREE BEDROOM SEMI DETACHED HOUSE
- LOUNGE/DINER
- GARAGE
- NO ONWARD CHAIN
- RECENTLY REFURBISHED
- CLOAKROOM
- OFF ROAD CAR PARKING

### Saddlers Place, Martlesham Heath, Ipswich

A well presented three bedroom semi detached family home located in the much desired area of Martlesham Heath. This recently refurbished property benefits from kitchen, lounge/dining room, ground floor cloakroom, three bedrooms, first floor family bathroom, gas heating via radiators, driveway providing off road parking leading to the garage, front garden and enclosed rear garden. In the valuer's opinion the property is perfectly situated on the heath, is really well presented with some fantastic features, close to local amenities and with easy access to the A12 makes this property a must see. Marks and Mann have advised early viewing to avoid disappointment.

MARKS & MANN

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**£310,000**

# Saddlers Place, Martlesham Heath, Ipswich

## Front

The front garden is laid to lawn with shrubs to front, with shingle driveway providing off road parking.

## Entrance Hall

Double glazed front door, lvt flooring, stairs to first floor, radiator, doors to :-

## Cloakroom

Double glazed window to front, low level W.C, hand wash basin, part tiled, lvt flooring, radiator.

## Lounge/Diner

4.77m x 5.82m (15' 8" x 19' 1") (Max) Double glazed window to rear, glazed door to rear garden, three radiators.

## Kitchen

2.97m x 2.43m (9' 9" x 8' 0") (MAX) Double glazed window to front, lvt flooring, 1 bowl stainless steel sink with drainer and mixer tap, part tiled, Range of base and wall units with work surface, space for fridge/freezer, space for washing machine, Integrated oven, electric hob with extractor fan over, wall heater.

## Landing

Double glazed window to side, access to loft, cupboard, radiator.

## Bedroom One

4.03m x 2.89m (13' 3" x 9' 6") (MAX) Double glazed window to front, radiator.

## Bedroom Two

4.23m x 2.90m (13' 11" x 9' 6") (MAX) Double glazed window to rear, radiator.

## Bedroom Three

2.88m x 2.03m (9' 5" x 6' 8") Double glazed window to rear, radiator.

## Family Bathroom

2.22m x 1.73m (7' 3" x 5' 8") Double glazed window to front, bath, low level W.C. pedestal wash basin, part tiled walls, lvt flooring, radiator.

## Rear Garden

East facing rear garden, mainly laid to lawn, wooden shed, patio area.

## Garage

Power and light connected, up and over door to front, door to rear.

## 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.

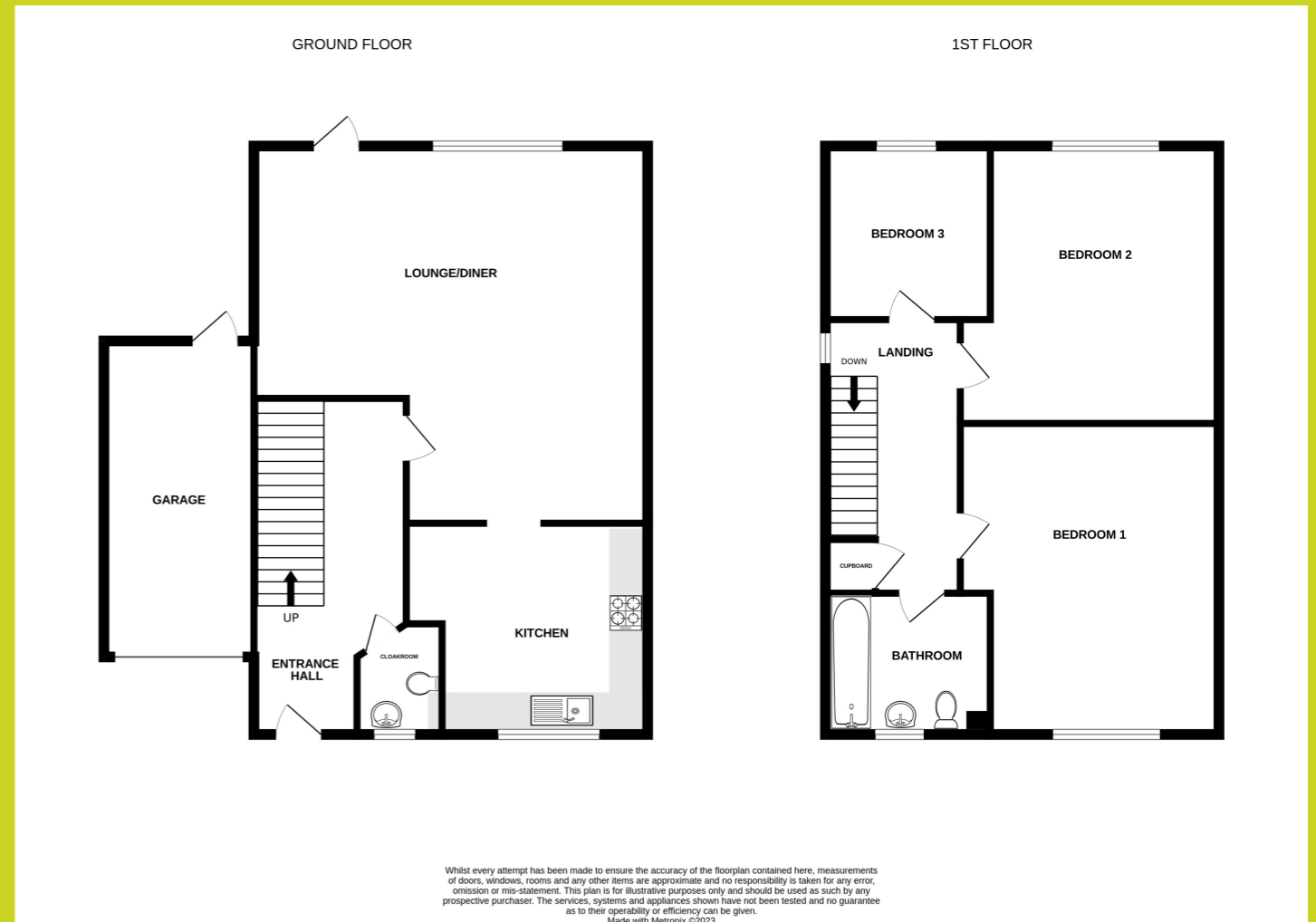
## Money Laundering Regulations

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 instruction the council tax band for this property was band C.

# Saddlers Place, Martlesham Heath, Ipswich



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		88
(69-80)	C	74	
(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	