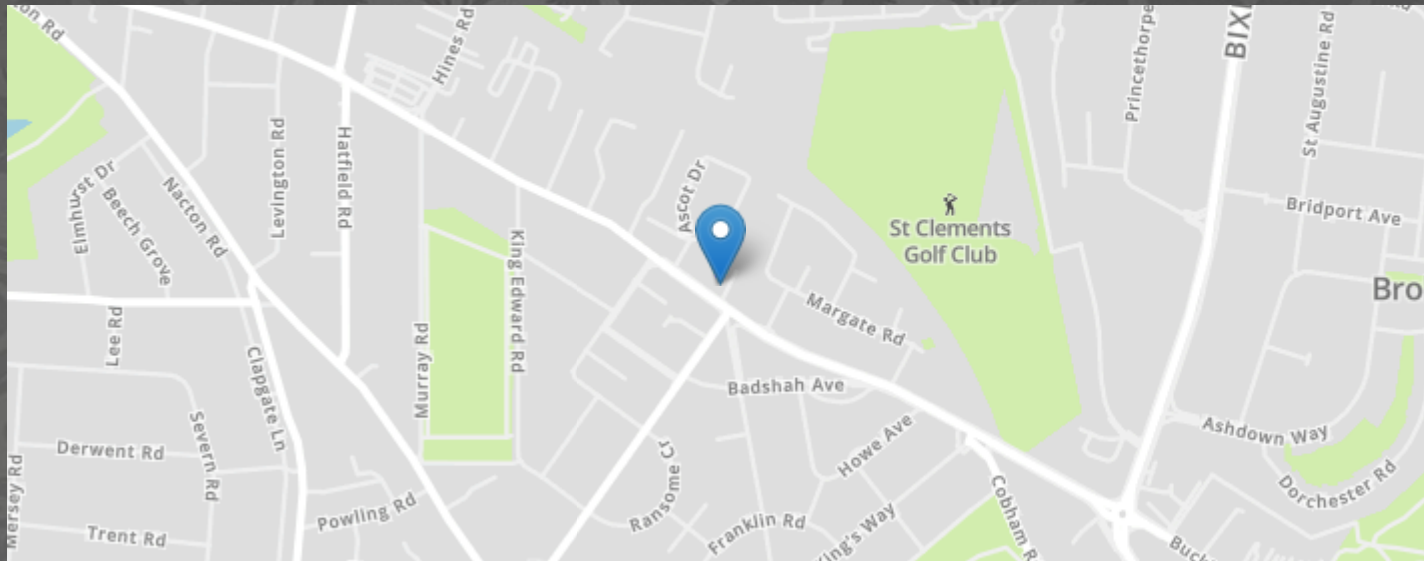


Felixstowe Road, Ipswich



- VERY WELL PRESENTED
- LOUNGE/DINER
- LANDSCAPED REAR GARDEN
- THREE BEDROOM
- OFF ROAD PARKING
- POPULAR EAST IPSWICH LOCATION
- DOUBLE GLAZING
- MODERN FITTED KITCHEN
- IDEAL LOCATION
- GAS CENTRAL HEATING

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

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

MARKS & MANN



## Felixstowe Road, Ipswich

We are delighted to be marketing this exceptionally well kept and well presented three bedroom home. Situated on Felixstowe road in East Ipswich the property is positioned close to schools, amenities and gives easy access to the A14.

Internally the property benefits from, on the ground floor: Entrance hall, living room/dining room and kitchen. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the bathroom. Externally the property benefits from off road parking for multiple vehicles and garden to the rear aspect.

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

**£245,000**



Felixstowe Road, Ipswich

Hallway

Double glazed entrance door. Radiator. Coving. Stairs leading to first floor.

Lounge

12' 10" x 10' 10" (3.90m x 3.30m)  
Double glazed window to front. Coving. Feature fireplace. Laminate style flooring.

Dining Area

11' 2" x 10' 10" (3.40m x 3.30m)  
Double glazed window to rear. Coving. Laminate style flooring.

Kitchen

12' 10" x 8' 10" (3.90m x 2.70m)  
Double glazed window to rear. Double glazed door to side. Coving. Wall mounted boiler. Range of wall mounted units. Range of base level units with cupboards and draws. Single sink and drainer unit. Electric cooker with gas hob and extractor hood over. Space for fridge/freezer and washing machine. Storage cupboard. Tiled flooring. Tiled splash backs.

Landing

Storage cupboard. Loft access. Doors to:

Bedroom One

4.00m x 4.00m (13' 1" x 13' 1")  
Double glazed bay window to front. Double glazed window to front. Fitted wardrobes. Inset lights. Coving. Radiator.

Bedroom Two

3.35m x 2.60m (11' x 8' 6")  
Double glazed window to rear. Radiator.

Bedroom Three

2.74m x 1.85m (9' x 6' 1")  
Double glazed window to rear. Coving. Radiator.

Bathroom

Double glazed window to side. Hand wash basin. Low level W.C. Panel bath. Shower over. Tiled splash backs. Radiator.

Rear Garden

Patio space, lawn, gate to side.

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: E

Outside

Off road parking to front aspect, garden to rear aspect

Directions

Using a SatNav, please use IP3 9BZ as the point of destination.

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.

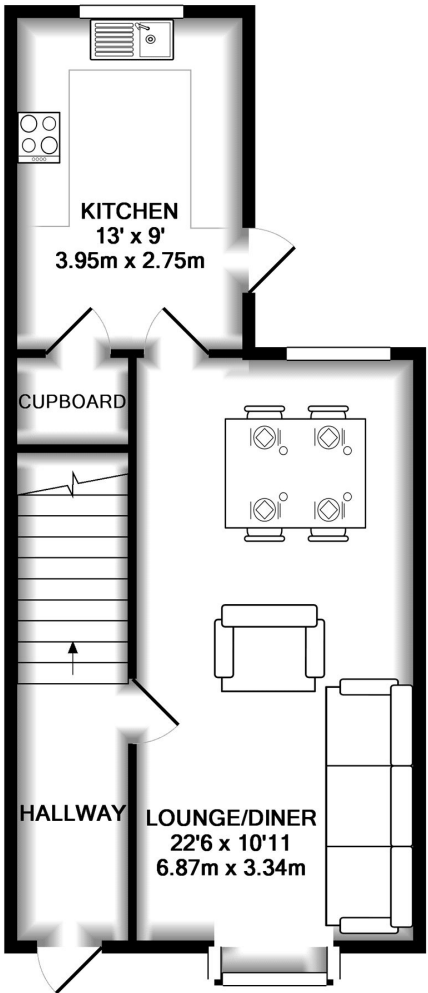
Disclaimer

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.

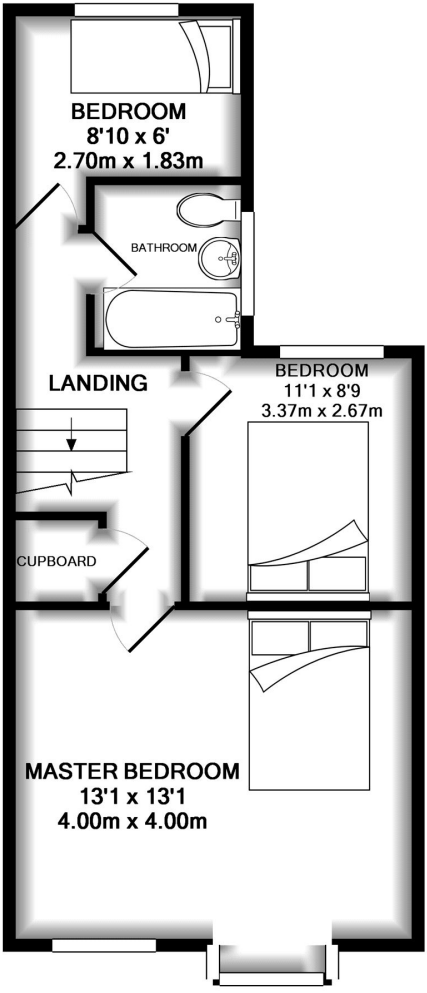
Money Laundering Regulations  
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band  
At the time of writing the council tax band for this property is band B.

Felixstowe Road, Ipswich



GROUND FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 948 SQ.FT. (88.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

