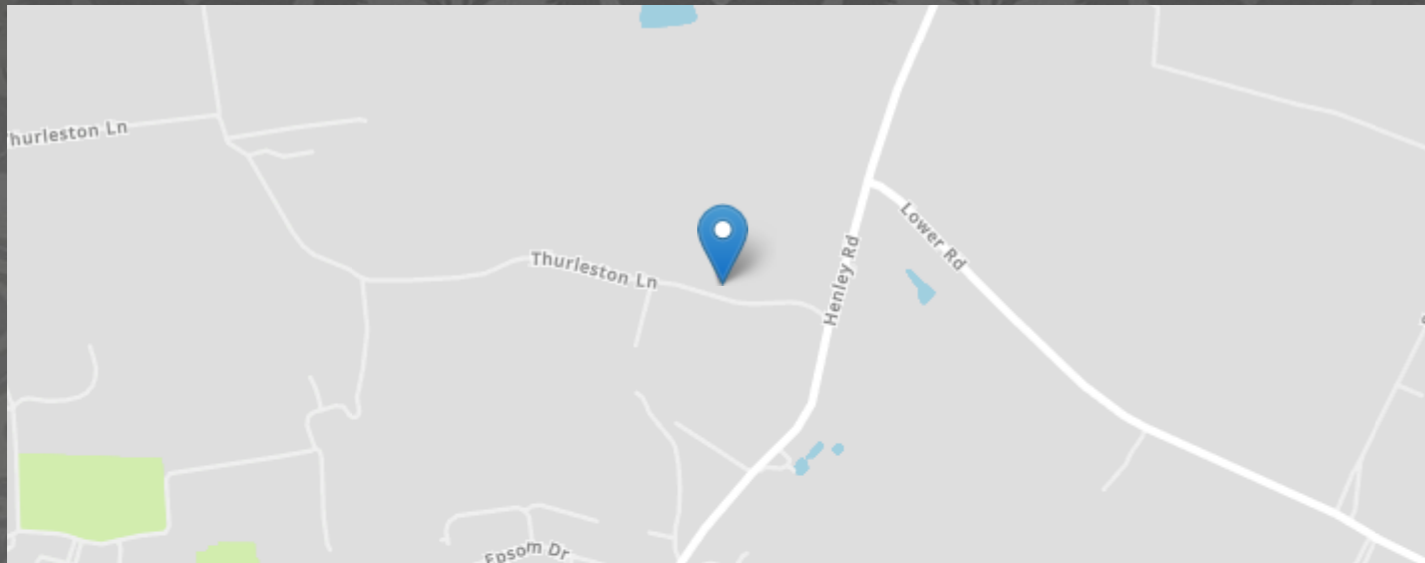


## Thurleston Lane, Ipswich



- CHARACTER FEATURES
- GARDEN
- EXPOSED BEAMS & BRICKWORK
- LOG BURNER
- SEMI DETACHED
- OFF ROAD PARKING
- GARAGE
- TWO RECEPTION ROOMS

# 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



## Thurleston Lane, Ipswich

We are delighted to introduce this two bedroom semi-detached character property to the market for sale. Positioned in an ideal location the property sits close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance porch, hallway, living room, dining room, kitchen and Cloakroom. To the first floor: Landing, bedroom one, bedroom two and the bathroom.

The home boasts heaps of character with a log burner to the living room, exposed brick work and beams the property gives a country house living feel with the convenience of being close to amenities.

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

**£270,000**

Thurleston Lane, Ipswich

Porch

Front door, dual window/S to side aspects.

Hallway

Staircase leading to first floor.

Dining room

3.31m x 3.34m (10' 10" x 10' 11")  
Window to side aspect, radiator.

Living room

3.49m x 4.47m (11' 5" x 14' 8")  
Dual window/S to side and front aspect, radiator, log burner.

Kitchen

2.32m x 3.66m (7' 7" x 12' 0")  
Window to side aspect, door to side aspect leading to garden, sink/draining board.

Landing

Window to front aspect.

Bedroom one

3.35m x 3.49m (11' 0" x 11' 5")  
Window to side aspect, exposed beams, radiator, storage/single wardrobe.

Bedroom two

2.64m x 3.50m (8' 8" x 11' 6")  
Window to side aspect, radiator.

Bathroom

Window to front aspect, hand wash basin, low level WC, radiator, bath with shower over.

Garden

Laid to lawn, decking area.

Garage

Single.

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 IP1 6TF as the point of destination.

Important information

Tenure - Freehold.  
Services - we understand that mains, electricity and water are connected to the property.  
Under ground gas tank and septic tank.  
Council tax band B.  
EPC rating: D

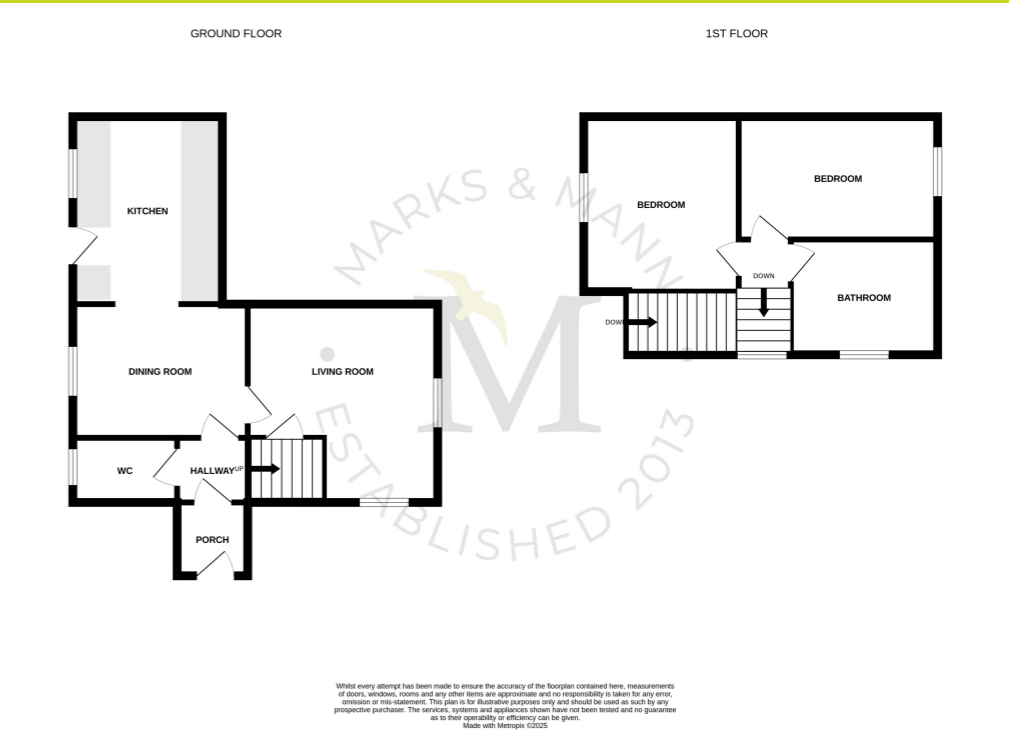
Disclaimer

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.

Thurleston Lane, Ipswich



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

