

St Olaves Road, Kesgrave, Ipswich



- POPULAR OLD KESGRAVE
- DUAL ASPECT SITTING ROOM WITH FEATURE FIREPLACE AND DOUBLE DOORS TO GARDEN
- GENEROUS OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CLOSE TO LOCAL AMENITIES AND BUS ROUTES
- THREE BED SEMI-DETACHED BUNGALOW
- KITCHEN WITH DOOR TO GARDEN
- GOOD SIZED REAR GARDEN WITH GARAGE AND SEVERAL SHEDS

MARKS & MANN



St Olaves Road, Kesgrave, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this THREE BEDROOM SEMI-DETACHED BUNGALOW situated in popular Old Kesgrave. The property comprises an entrance hall, dual aspect sitting/dining room, kitchen, three bedrooms and a shower room. The property has the added benefit of generous off road parking for multiple vehicles, a good sized rear garden with garage and several sheds, and in the valuer's opinion, an early viewing is advised to avoid disappointment.

MARKS & MANN

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£315,000

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Entrance porch

1.21m x 1.05m (4' 0" x 3' 5")
Window to front and door to;

Entrance hall

Radiator and doors to the sitting/dining room, three bedrooms and the family bathroom.

Sitting/dining room

6.45m x 3.72m (21' 2" x 12' 2")
Dual aspect room window to front, radiator, feature fireplace and patio doors to the rear, overlooking and leading in the garden. A further set of double doors lead to;

Kitchen

3.34m x 3.27m (10' 11" x 10' 9")
Window to front, radiator, range of matching base and eye level units with worktops over, sink, space for a freestanding oven and space and plumbing for a washing machine. Door to the rear garden.

Bedroom one

3.05m (max) x 3.05m (max) (10' 0" x 10' 0")
Window to front, radiator, two fitted wardrobes.

Bedroom two

3.07m (max) x 3.05m (max) (10' 1" x 10' 0")
Window to rear overlooking the rear garden, radiator, two fitted wardrobes.

Bedroom three

3.13m (max) x 3.07m (max) (10' 3" x 10' 1")
Window to rear overlooking the rear garden, radiator, door to the rear garden.

Shower room

Window to front, radiator, shower cubicle, wash hand basin and WC, airing cupboard and cupboard housing the boiler.

The outside

The front of the property has a block paved/shingle driveway providing parking for multiple vehicles, with a lawned area and pathway leading to the front door. Side access leads to the rear garden.

The rear garden has a patio area to the immediate rear of the property and raised flower beds, with the remainder mainly laid to lawn, enclosed by fencing. There is a garage along with several garden sheds.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band C.
EPC rating TBC.
Our ref: SM/elr.

Directions

Please use IP5 2NR as the point of destination.

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.

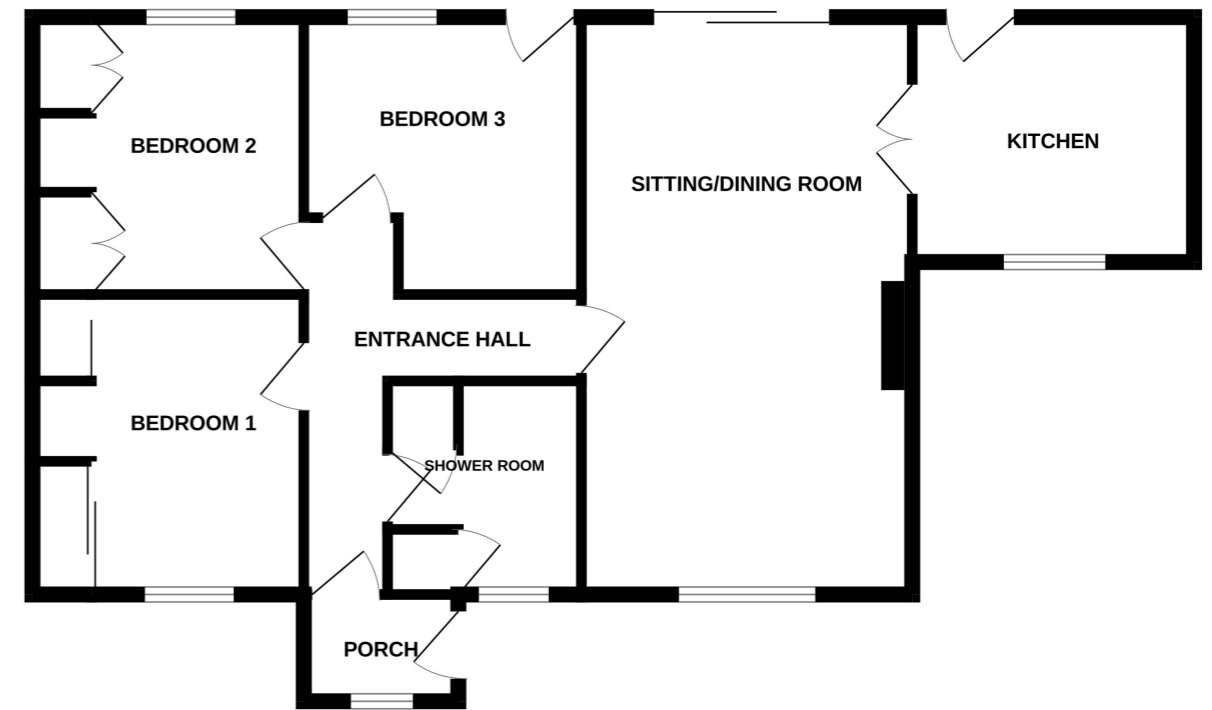
New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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.

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GROUND 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.