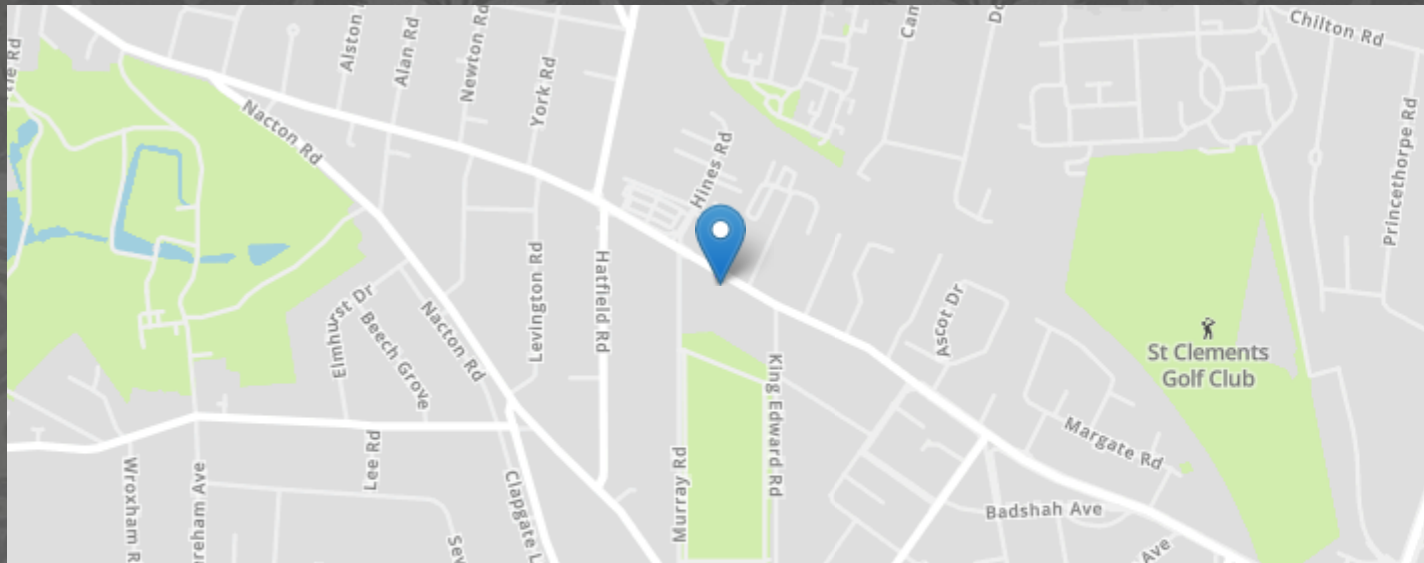


Felixstowe Road, Ipswich



- CHARACTER FEATURES THROUGHOUT
- SEMI DETACHED HOUSE
- PERFECT FIRST TIME BUY OR INVESTMENT
- SHOWER ROOM & FAMILY BATHROOM
- WORKSHOP

- THREE DOUBLE BEDROOMS
- EAST IPSWICH
- TWO RECEPTION ROOMS
- CLOAKROOM

MARKS & MANN

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MARKS & MANN



## Felixstowe Road, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this well presented THREE BEDROOM SEMI DETACHED CHARACTER HOME located in the popular East of Ipswich. This accommodation comprises of entrance hallway, separate lounge & dining room, kitchen, downstairs shower room and bathroom, three bedrooms, first floor WC. Benefits include double glazed windows, gas central heating and front & rear gardens.

Further benefits include being 0.6 miles from Holywells park offering pleasant walks and an enclosed children's play area. 0.5 miles from local amenities including a post office, numerous convenience stores and hairdressers. Ipswich waterfront is 1.5 miles away boasting a variety of bars and restaurants along with the University Of Suffolk.

Early viewing is highly advised.

**£284,000**



Felixstowe Road, Ipswich

Front

Mature plants. Brick wall to front. Iron fence to side. Tiled path leading to front door.

Ground Floor

Storm Porch

Front entrance door leading to:

Entrance Hallway

Decorative corbel. Radiator. Range of under stairs cupboard. Stairs leading to first floor. Engineered wood flooring. Coving. Doors to:

Lounge

3.63m x 4.71m (11' 11" x 15' 5")  
Character feature fireplace and surround. Radiator. Double glazed bay window to front. Engineered wood flooring.

Dining Room

3.87m x 3.12m (12' 8" x 10' 3")  
Engineered wood flooring. Double glazed French doors leading to the garden. Character feature fireplace.

Kitchen

3.00m x 2.88m (9' 10" x 9' 5")  
Butler sink with draining board. Integrated fridge freezer. Space for dishwasher. Integrated double oven. Integrated induction hob with extractor hood over. Radiator. Karndeane flooring. Two double glazed windows to side. Range of wall mounted units. Range of floor mounted units and drawers. tunnel & groove painted panels on walls. Door to:

Rear Lobby

Karndeane flooring. Door to:

Shower Room

Shower cubicle. Karndeane flooring. Double glazed window to side. Splash backs.

Bathroom

Boiler cupboard housing wall mounted boiler and washing machine. Tiled flooring. Roll top bath with centre mixer tap and shower extension. Hand wash basin. Low level w/c. Double glazed obscured window to side. Heated towel rail.

Frist Floor

Landing

Loft access. Dado rail. Doors to:

Bedroom One

4.82m x 3.67m (15' 10" x 12' 0")  
Original wood flooring. Two double glazed windows to front. Unique Character feature fireplace and surround. Hand wash basin with tiled splash backs. Radiator. Built in wardrobe.

Bedroom Two

3.09m x 3.06m (10' 2" x 10' 0")  
Double glazed window to rear. Radiator. Built in wardrobe. Hand wash basin.

Bedroom Three

2.42m x 2.88m (7' 11" x 9' 5")  
Double glazed window to rear. Radiator. Built in wardrobe.

Cloakroom

Low level w/c. Laminate style flooring. Splash backs. Extractor fan.

Rear Garden

Tiled patio area. Pergola. Laid to lawn. Patio area. Mature plants. Workshop. Garden shed.

Felixstowe Road, Ipswich

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.



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

