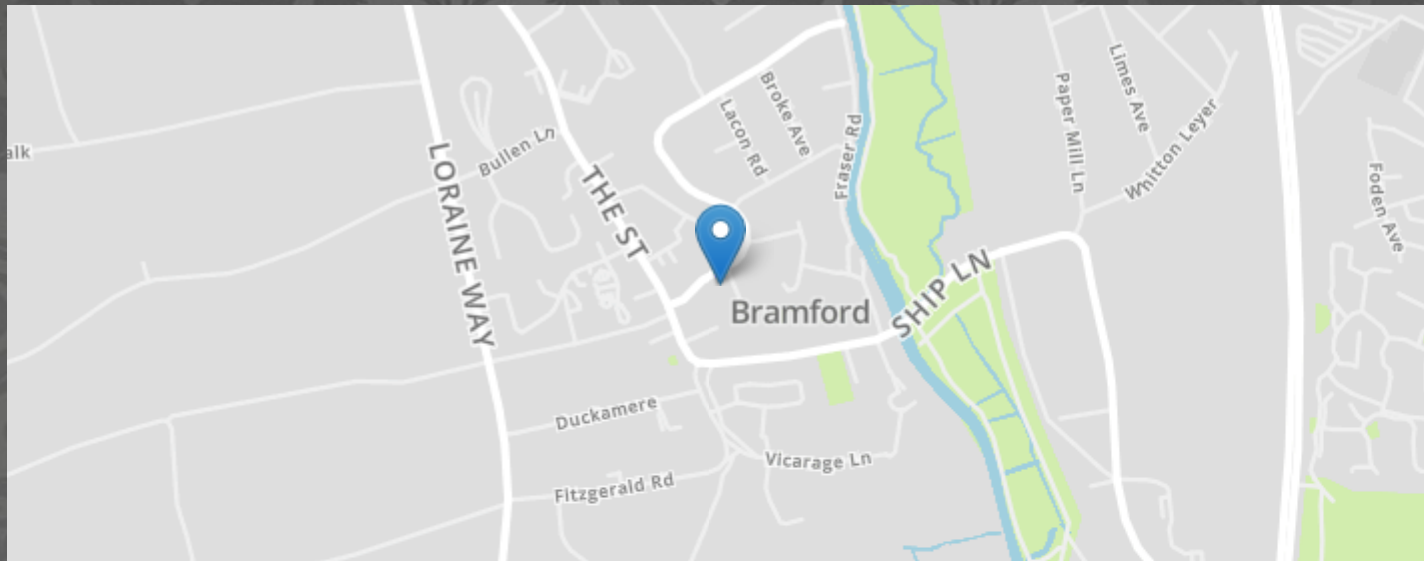


## Leggatt Drive, Bramford, Ipswich



- OFF ROAD PARKING
- GARAGE
- THREE BEDROOMS
- SEMI DETACHED
- INVESTMENT OPPORTUNITY
- GARDEN
- QUIET LOCATION
- CLOSE TO AMENITIES

# MARKS & MANN

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

# MARKS & MANN



## Leggatt Drive, Bramford, Ipswich

### INVESTORS ALERT!

We are pleased to be offering this three bedroom semi-detached home for sale. Situated in an ideal location the property sits close to amenities.

Internally the property benefits from, on the ground floor: Porch, entrance hall, living/dining room, kitchen and conservatory. 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 plus a garage and a low maintenance garden to the rear.

There is an attractive and rare investment opportunity that can attached to the sale of this property, please ask the agent for further details.

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

**£325,000**

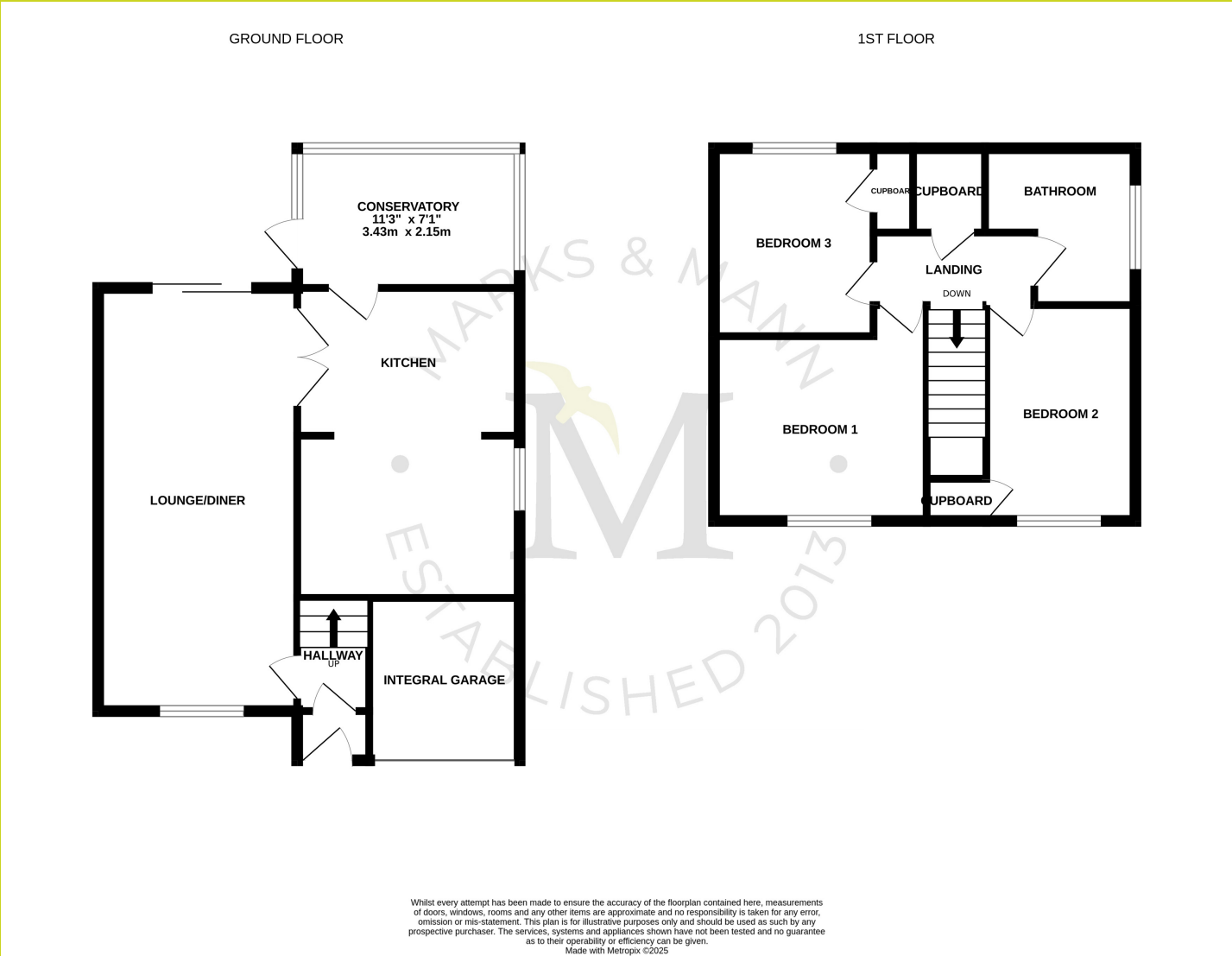


Leggatt Drive, Bramford, Ipswich

<b>Porch</b>	
Front door.	
<b>Entrance hall</b>	
Front door, radiator.	
<b>Living room/dining room</b>	
2.90m x 8.76m (9' 6" x 28' 9") Double glazed window to front aspect, sliding doors to rear aspect, radiator x2, gas fire place.	
<b>Kitchen</b>	
3.37m x 5.40m (11' 1" x 17' 9") Sink/draining board x2, double glazed window to side aspect, extractor fan/hood, door to conservatory.	
<b>Conservatory</b>	
Windows surrounding, door to side aspect.	
<b>Landing</b>	
Storage cupboard/boiler housing.	
<b>Bedroom one</b>	
3.08m x 2.67m (10' 1" x 8' 9") Double glazed window to front aspect, radiator, fitted wardrobe.	
<b>Bedroom two</b>	
2.48m x 3.25m (8' 2" x 10' 8") Double glazed window to front aspect, radiator, integrated wardrobe, storage cupboard.	
<b>Bedroom three</b>	
2.18m x 2.26m (7' 2" x 7' 5") built in single wardrobe, double glazed window to rear aspect, radiator.	
<b>Bathroom</b>	
integrated tv, bath with shower fitting, shower cubicle, electric mirror, low level WC, basin, double glazed window to side aspect.	

<b>Garden</b>	
Patio/paving, garden shed.	
<b>Location</b>	
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.	
<b>Directions</b>	
Using a SatNav, please use IP8 4ET as the point of destination.	
<b>Important information</b>	
Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band C. EPC rating: TBC	
<b>Disclaimer</b>	
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.	
<b>Money Laundering Regulations</b>	
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.	
<b>Council Tax Band</b>	
At the time of writing the council tax band for this property is band C.	

Leggatt Drive, Bramford, Ipswich



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

