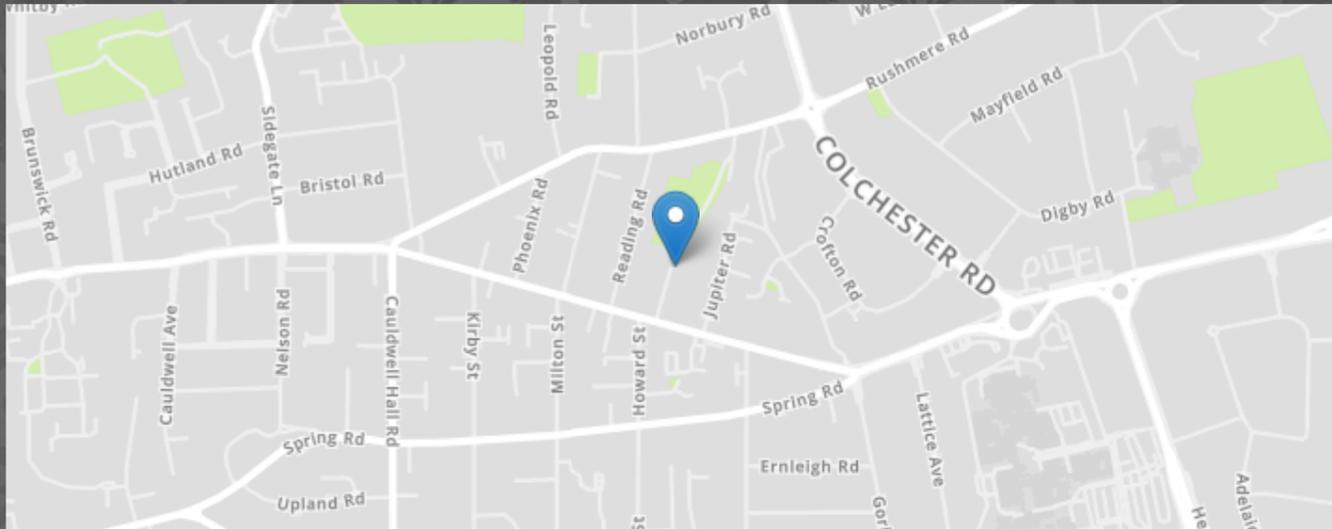


The Drift, Woodbridge Road, Ipswich,



- *** NO ONWARD CHAIN ***
- CUL-DE-SAC POSITION
- UPSTAIRS FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- GARAGE AND PARKING
- EASY ACCESS TO A12/A14

- OPEN-PLAN LIVING ACCOMMODATION
- TWO BEDROOM END TERRACE HOME
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

MARKS & MANN



The Drift, Woodbridge Road, Ipswich,

*** NO ONWARD CHAIN ***

Situated in a CUL-DE-SAC position, is this fantastic TWO BEDROOM end terrace HOME with PRIVATE GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance hall, downstairs cloakroom, OPEN-PLAN kitchen/sitting/dining room, with two bedrooms and the family bathroom upstairs. Located close to LOCAL schools, shops, amenities and bus routes, an early viewing is highly recommended.

MARKS & MANN

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Website www.marksandmann.co.uk

£280,000 Offers in Excess of

The Drift, Woodbridge Road, Ipswich,

Entrance hall

Stairs to first floor and doors to the kitchen, sitting/dining room and downstairs cloakroom.

Cloakroom

1.78m x 0.84m (5' 10" x 2' 9") Window to side, hand wash basin and WC.

Open-plan kitchen/sitting/dining room

Kitchen area

3.74m x 2.44m (12' 3" x 8' 0") Window to front, range of matching base and eye level units with worktops over, sink, built-in single oven, hob with extractor over, integrated fridge/freezer and space and plumbing for a washing machine and dishwasher. Open into:

Sitting/dining room area

4.61m x 3.71m (15' 1" x 12' 2") Window to side, bi-fold doors to rear, overlooking and leading into the garden, door to understairs storage cupboard.

First floor landing

Window to side, door to airing cupboard and doors to both bedrooms and the family bathroom.

Bedroom one

4.62m x 3.23m (15' 2" x 10' 7") Window to rear, overlooking the garden.

Bedroom two

4.22m x 2.43m (13' 10" x 8' 0") Window to front.

Family bathroom

2.04m x 1.77m (6' 8" x 5' 10") Window to front, panel enclosed bath with shower over, hand wash basin and WC.

Outside

The front of the property has been laid to lawn with shrub borders, with a pathway leading to the front door.

There is a patio to the immediate rear of the property, ideal for outdoor entertaining, with the remainder mainly laid to lawn, enclosed by brick and wooden fencing. A path leads to the rear of the garden where there is a shed, which we understand is to remain, and a side gate leads to the garage.

The garage 6.10m x 3.56m (20' 0" x 11' 8") is situated on the end of the block, with an up and over door, power & light and off road parking in front.

Important information

Tenure - Freehold.
Services - we understand that mains electricity, water and drainage are connected to the property. Heating is via air source heat pump.
Council tax band B.
EPC rating B.
Our ref: SM/elr.

Location

The Drift is a small, secluded development located to the east of Ipswich, close to local shops, amenities and bus routes, with both Ipswich's Hospital and the town centre within easy reach.

Ipswich, Suffolk's county town, offers a range of shopping facilities, coffee houses, restaurants and bars, as well as the popular waterfront marina. And for the commuter, there is a mainline train station with a direct link to London Liverpool Street, as well as easy access to the A12 and A14.

Directions

Using a SatNav, please use IP4 4BF as the point of destination.

The Drift, Woodbridge Road, Ipswich,

Anti-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.

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.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	A		
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	