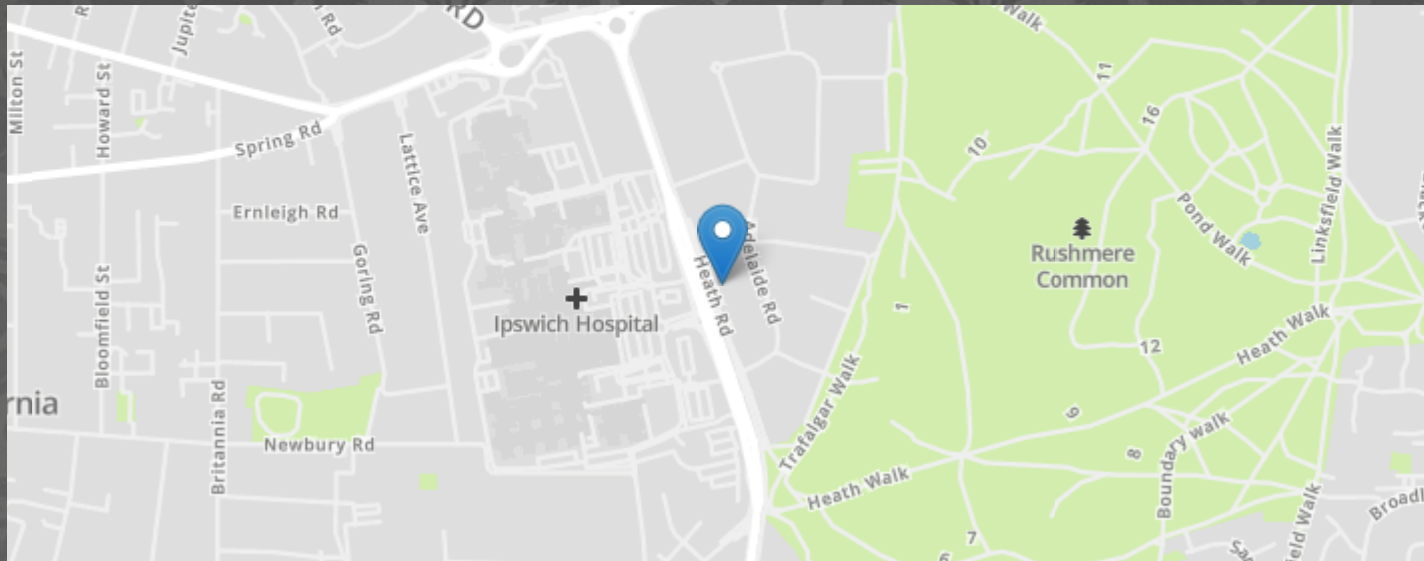


Heath Road, Ipswich



- OFF ROAD PARKING
- GARAGE
- CLOSE TO HOSPITAL
- GARDEN
- TWO RECEPTION ROOMS
- CONSERVATORY
- IDEAL LOCATION
- FOUR BEDROOMS
- DOUBLE GLAZED
- WELL KEPT AND WELL PRESENTED

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Heath Road, Ipswich

We are delighted to be marketing this four bedroom semi detached home set over three floors. The property is located in an ideal location close to schools, amenities and a stones throw from away from Ipswich hospital.

Internally the property benefits from, on the ground floor: Porch, entrance hall, living room, dining room, kitchen and sun room. To the first floor: Landing, bedroom one, bedroom two, bedroom three and bathroom. To the top floor: Bedroom four which features a cloakroom. Externally the property benefits from off road parking for multiple vehicles plus a garage and a garden to the rear aspect which features patio space, lawn and garden shed.

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

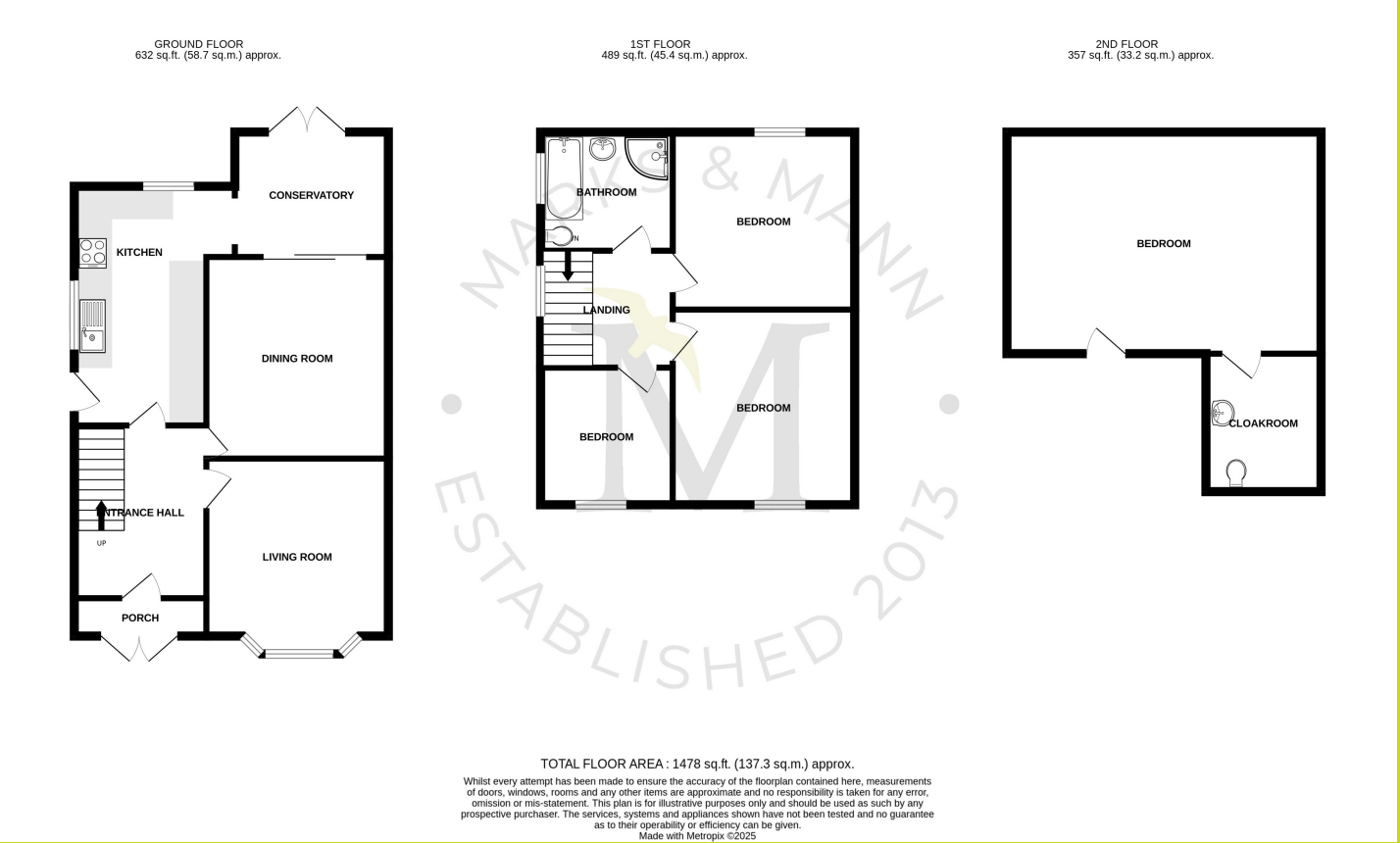
£390,000

Heath Road, Ipswich

Porch	
Front door.	
Entrance hall	
Front door, electric radiator.	
Living room	
3.633m x 4.179m (11' 11" x 13' 9") Double glazed window to front aspect, gas fire place.	
Dining room	
3.182m x 3.572m (10' 5" x 11' 9") Sliding door to rear aspect, fire place.	
Kitchen	
2.281m x 4.134m (7' 6" x 13' 7") Double glazed window to side and rear aspect, door to side aspect, sink/draining board, integrated cooker, hob, extractor, ceiling spot lights, integrated fridge.	
Sun room	
2.748m x .858m (9' 0" x 2' 10") French doors to rear aspect, double glazed windows to side and rear, electric heater.	
Landing	
Double glazed window to side aspect.	
Bedroom one	
3.187m x 4.122m (10' 5" x 13' 6") Double glazed window to front aspect, electric radiator, fitted wardrobes.	
Bedroom two	
2.814m x 3.533m (9' 3" x 11' 7") Double glazed window to rear aspect, airing cupboard/tank housing.	
Bedroom three	
2.413m x 2.271m (7' 11" x 7' 5") Double glazed window to front aspect, electric radiator, consumer unit.	
Bathroom	
Double glazed window to side aspect, heated towel rail, hand wash basin, shower cubicle, bath, low level WC, ceiling spot lights.	

Bedroom four	
2.809m x 4.423m (9' 3" x 14' 6") Velux window/S x4, electric radiator, eaves storage.	
Cloakroom	
Low level WC, hand wash basin.	
Garden	
Patio, lawn, garden shed, external electric sockets.	
Outside	
Off road parking to front and side aspect plus a garage, garden to the rear aspect which features patio space, lawn and a garden shed.	
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 IP4 5SR as the point of destination.	
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	
Disclaimer	
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 C.	

Heath Road, Ipswich



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

