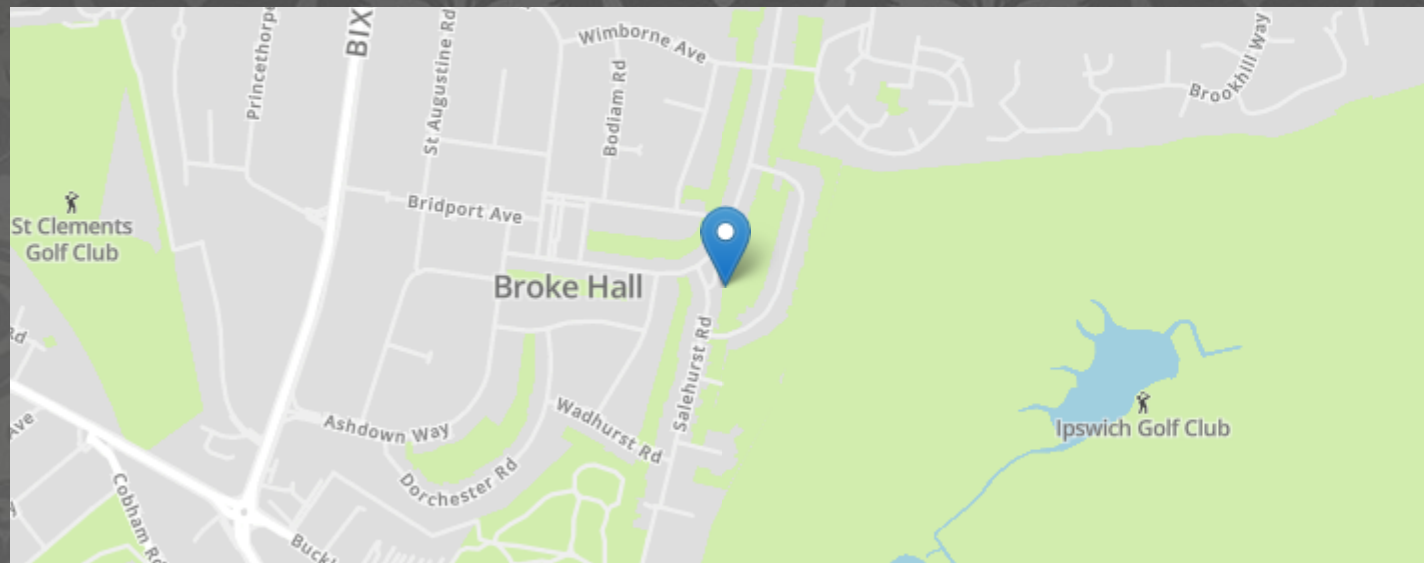


## Salehurst Road, Ipswich



- EXTENDED
- OFF ROAD PARKING
- THREE BEDROOM DETACHED
- DOUBLE GLAZED
- WELL KEPT AND WELL PRESENTED
- GARAGE
- GARDEN
- STUDY
- IDEAL LOCATION
- CLOSE TO SCHOOLS

# MARKS & MANN

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

# MARKS & MANN



## Salehurst Road, Ipswich

Introduced to the market for sale is this well kept and well presented extended three bedroom detached home. The property is nestled on the East side of Ipswich within the popular Broke Hall estate and sits close to amenities and schools.

Internally the property benefits from, on the ground floor: Entrance hall, living room, open plan kitchen diner, cloakroom, utility space and study. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the family bathroom. Externally the property benefits from off road parking for multiple vehicles and 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.

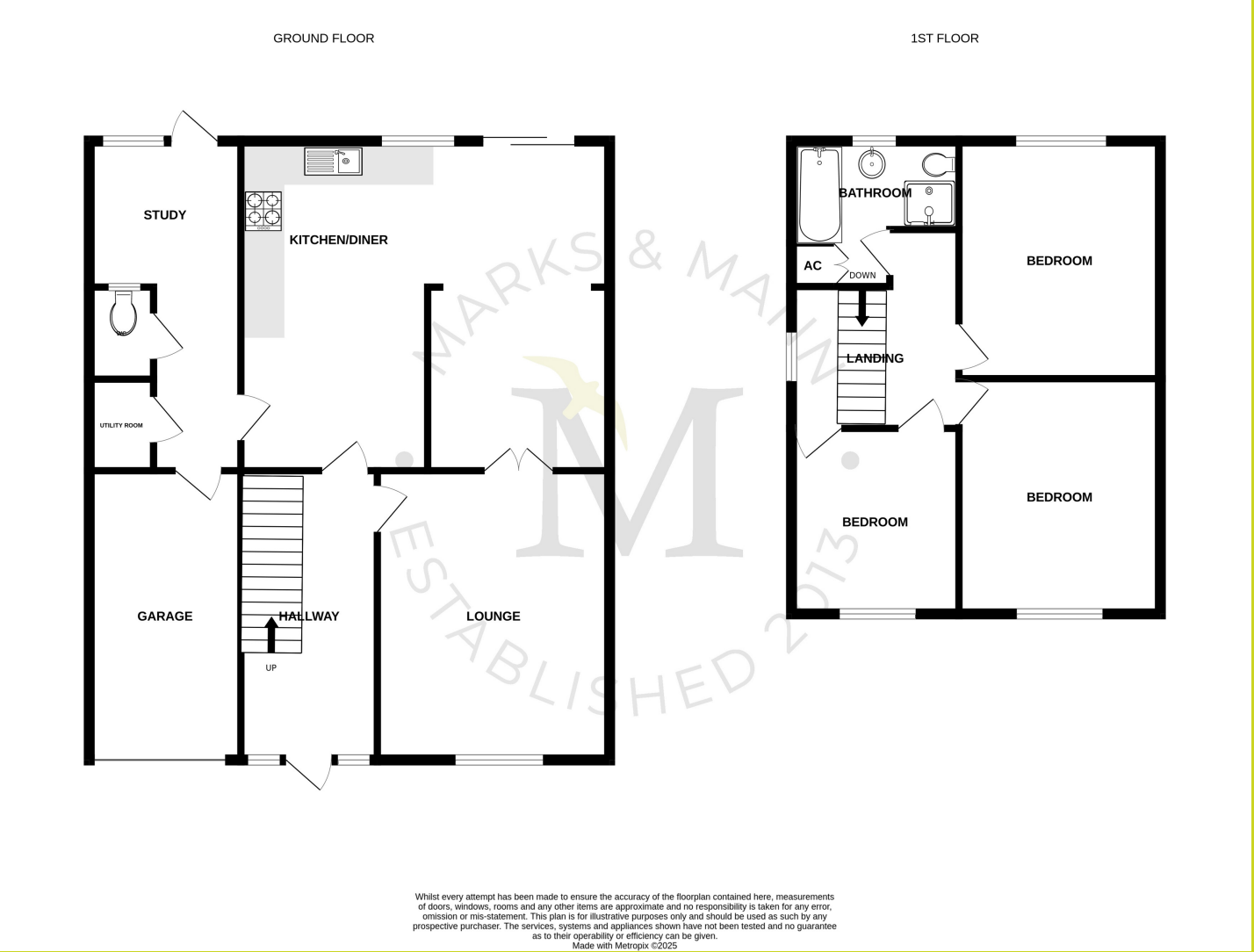
**£465,000**



Salehurst Road, Ipswich

<b>Entrance hall</b>	<b>Garden</b>
Front door, radiator.	Patio space, lawn, garden shed.
<b>Living room</b>	<b>Outside</b>
3.813m x 4.855m (12' 6" x 15' 11") Double glazed window to front aspect, radiator, gas fire place.	Off road parking to front aspect plus integral garage and garden to the rear aspect.
<b>Kitchen/diner</b>	<b>Location</b>
7.797m x 6.055m (25' 7" x 19' 10") Integrated oven, hob, extractor fan/hood, sliding doors to rear aspect, sky light x2, double glazed window to rear aspect, radiator x2, sink/draining board, ceiling spot lights.	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>Study</b>	<b>Directions</b>
2.169m x 3.865m (7' 1" x 12' 8") Ceiling spot lights, door to rear aspect, radiator, sky light, double glazed window to rear aspect.	Using a SatNav, please use IP3 8SD as the point of destination.
<b>Cloakroom</b>	<b>Important information</b>
Low level WC, window to rear aspect, hand wash basin.	Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band D. EPC rating: TBC
<b>Utility space</b>	<b>Disclaimer</b>
<b>Landing</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>Bedroom one</b>	<b>Money Laundering Regulations</b>
3.327m x 3.936m (10' 11" x 12' 11") Double glazed window to rear aspect, radiator.	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>Bedroom two</b>	<b>Council Tax Band</b>
3.318m x 3.972m (10' 11" x 13' 0") Double glazed window to front aspect, radiator.	At the time of writing the council tax band for this property is band D.
<b>Bedroom three</b>	
3.355m x 2.783m (11' 0" x 9' 2") Double glazed window to front aspect, radiator, storage cupboard.	
<b>Bathroom</b>	
Double glazed window to rear aspect, radiator, shower cubicle, bath, handwash basin.	

Salehurst Road, Ipswich



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

