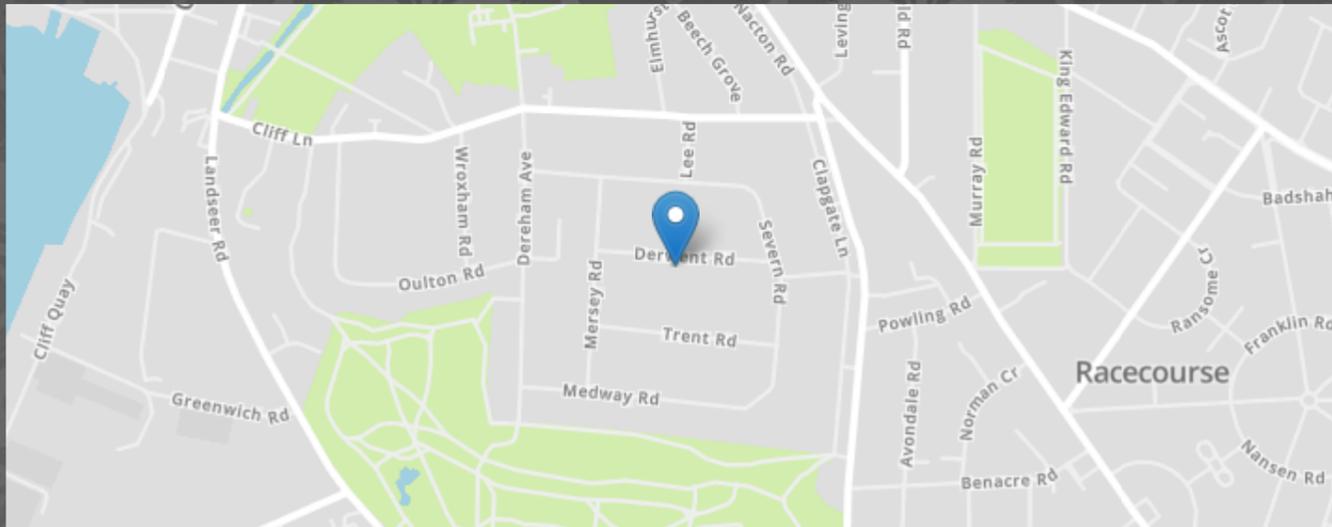


Derwent Road, Ipswich



- OFF ROAD PARKING
- DOUBLE GLAZED
- THREE BEDROOM
- CLOSE TO AMENITIES
- GENEROUS REAR GARDEN
- GAS CENTRAL HEATING
- SEMI DETACHED
- CONSERVATORY

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Derwent Road, Ipswich

Introduced to the market for sale is this extended three bedroom semi-detached home. The property is situated in an ideal location on the East side of Ipswich positioned close to schools and amenities.

Internally the property benefits from, on the ground floor: Porch, entrance hall, living room, dining room, conservatory and kitchen. 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 generous rear garden.

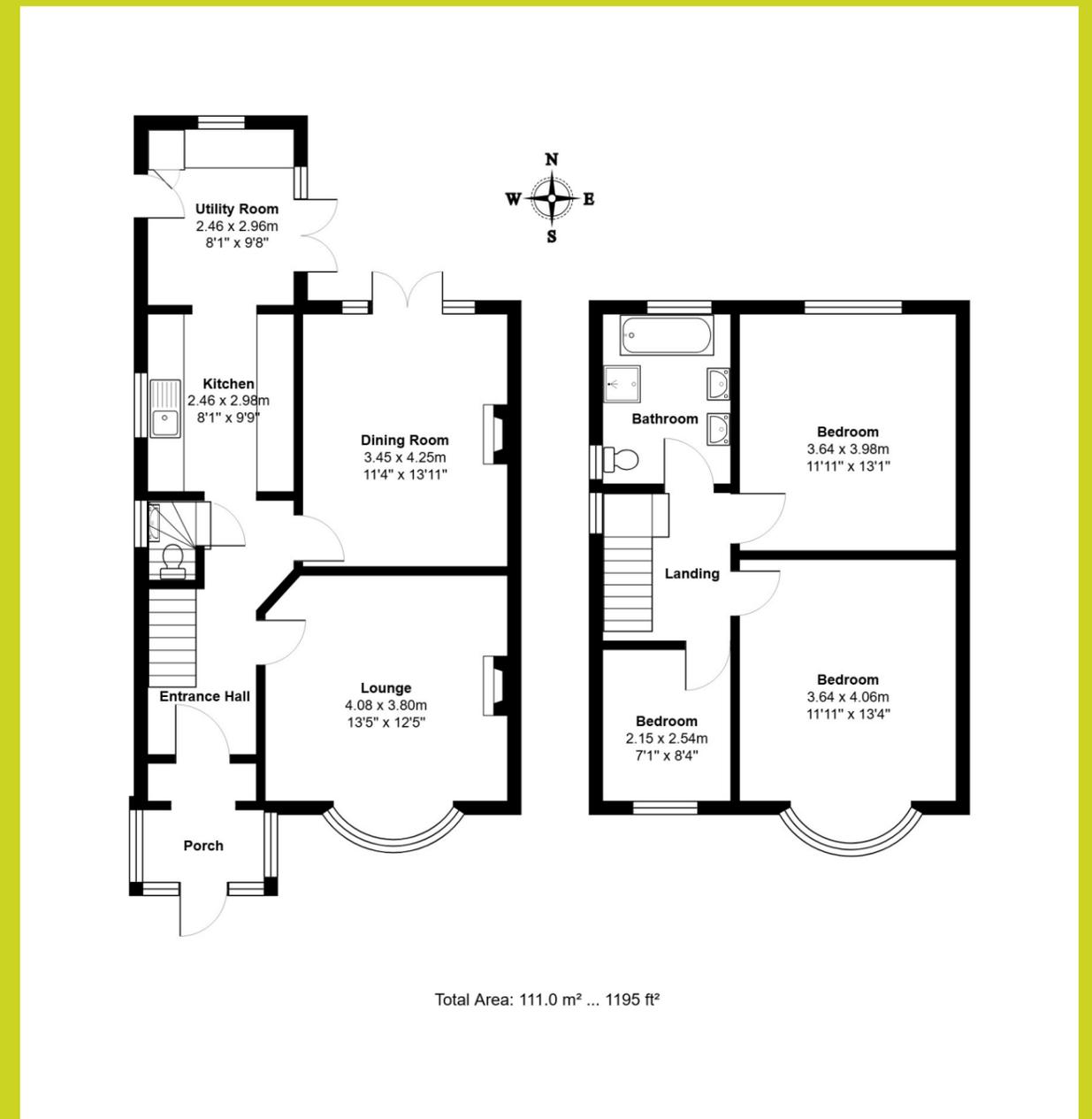
Call now to register your interest and arrange a private first hand viewing.

£300,000

Derwent Road, Ipswich

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Porch	Garden
Front door.	Decking area, patio space, lawn.
Entrance hall	Outside
Front door, radiator.	Off road parking to front aspect with side access on to garden space which features decking area, patio and lawn.
Living room	Location
4.08m x 3.80m (13' 5" x 12' 6") Double glazed window to front, radiator, wood burner.	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.
Dining room	Directions
3.45m x 4.25m (11' 4" x 13' 11") French doors to conservatory, wood burner, radiator.	Using a SatNav, please use IP3 0QR as the point of destination.
Conservatory	Important information
Underfloor heating, door to rear aspect.	Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band C. EPC rating: E
Kitchen	Disclaimer
2.46m x 2.98m (8' 1" x 9' 9") Under floor heating, sink/draining board, double glazed window to side, extractor, hob, integrated oven, sky light, door to side aspect.	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.
Landing	Money Laundering Regulations
Bedroom one	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.
3.64m x 4.06m (11' 11" x 13' 4") Integrated wardrobe, double glazed window to front aspect, radiator.	
Bedroom two	Council Tax Band
3.64m x 3.98m (11' 11" x 13' 1") Double glazed window to rear, radiator.	At the time of writing the council tax band for this property is band C.
Bedroom three	
2.15m x 2.54m (7' 1" x 8' 4")] Built in cupboard, radiator, double glazed window to front aspect.	
Bathroom	
His and her basin, low level WC, dual aspect window/S to side and rear, bath, shower cubicle, heated towel rail.	



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			
(92+)	A		
(81-91)	B		84
(69-80)	C	75	
(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	