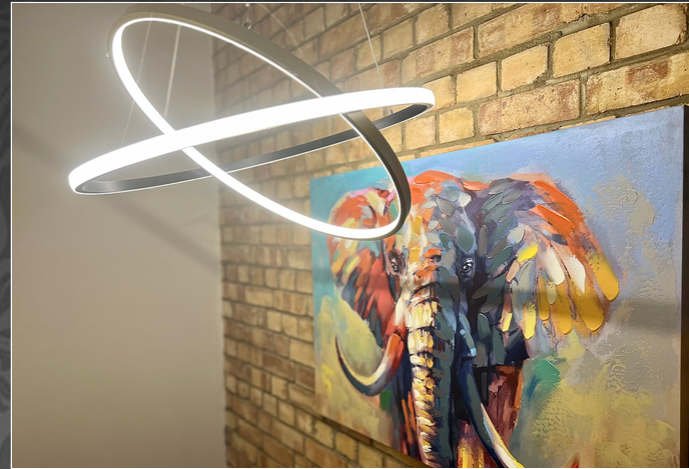


Landseer Road, Ipswich



- GARDEN
- GAS CENTRAL HEATING
- UNDERFLOOR HEATING
- FRONT GARDEN
- RECENTLY REFURBISHED
- DOUBLE GLAZED
- CLOSE TO AMENITIES
- THREE BEDROOM
- IDEAL LOCATION
- WALK IN WARDROBE OFF BEDROOM ONE

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Landseer Road, Ipswich

We are pleased to be marketing this well kept and well designed three bedroom home. The property is positioned in an ideal location close to amenities and short distance from Landseer Park.

Internally the property benefits from, on the ground floor: Entrance hall, living room, kitchen and shower room. To the first floor: Landing, bedroom one which features a walk in wardrobe and built in wardrobe, bedroom two and bedroom three. Externally the property benefits from garden space to the front aspect which features lawn and paved pathway, to the rear of the property is a garden which features patio space, raised flower beds and garden shed.

The property has been upgraded over the course of ownership.

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

£240,000

Landseer Road, Ipswich

Entrance hall

Front door, underfloor heating, fitted shoe rack.

Living room

13' 9" x 12' 9" (4.19m x 3.89m)
Double glazed window to the front aspect, media wall, underfloor heating, ceiling spot lights, understairs storage cupboard.

Kitchen

14' 3" max x 7' 7" (4.34m max x 2.31m)
Dual double glazed window/S to the rear aspect, underfloor heating, ceiling spot light, a range of eye, sink/draining board, integrated fridge/freezer, oven, microwave, gas and electric hob, extractor hood, door to rear aspect.

Shower room

Underfloor heating, low level WC, basin, Electric mirror, ceiling spot lights, shower, extractor fan, double glazed window to the rear aspect.

Landing

LED inset strip lighting, loft hatch, Nest heating controls.

Bedroom one

15' 5" x 9' 7" (4.70m x 2.92m)
Double glazed window to the front aspect, radiator, walk in wardrobe, ceiling spot lights.

Bedroom two

11' 2" x 8' 4" (3.40m x 2.54m)
Double glazed window to the rear aspect, radiator, ceiling spot lights.

Bedroom three

8' 4" x 7' 8" (2.54m x 2.34m)
Double glazed window to the rear aspect, radiator.

Front garden

Lawn area, pathway leading to the front door, side access gate to rear garden.

Rear garden

Patio space, paved pathway, a brick BBQ area, raised flower beds, Lawned area, outside tap, garden shed.

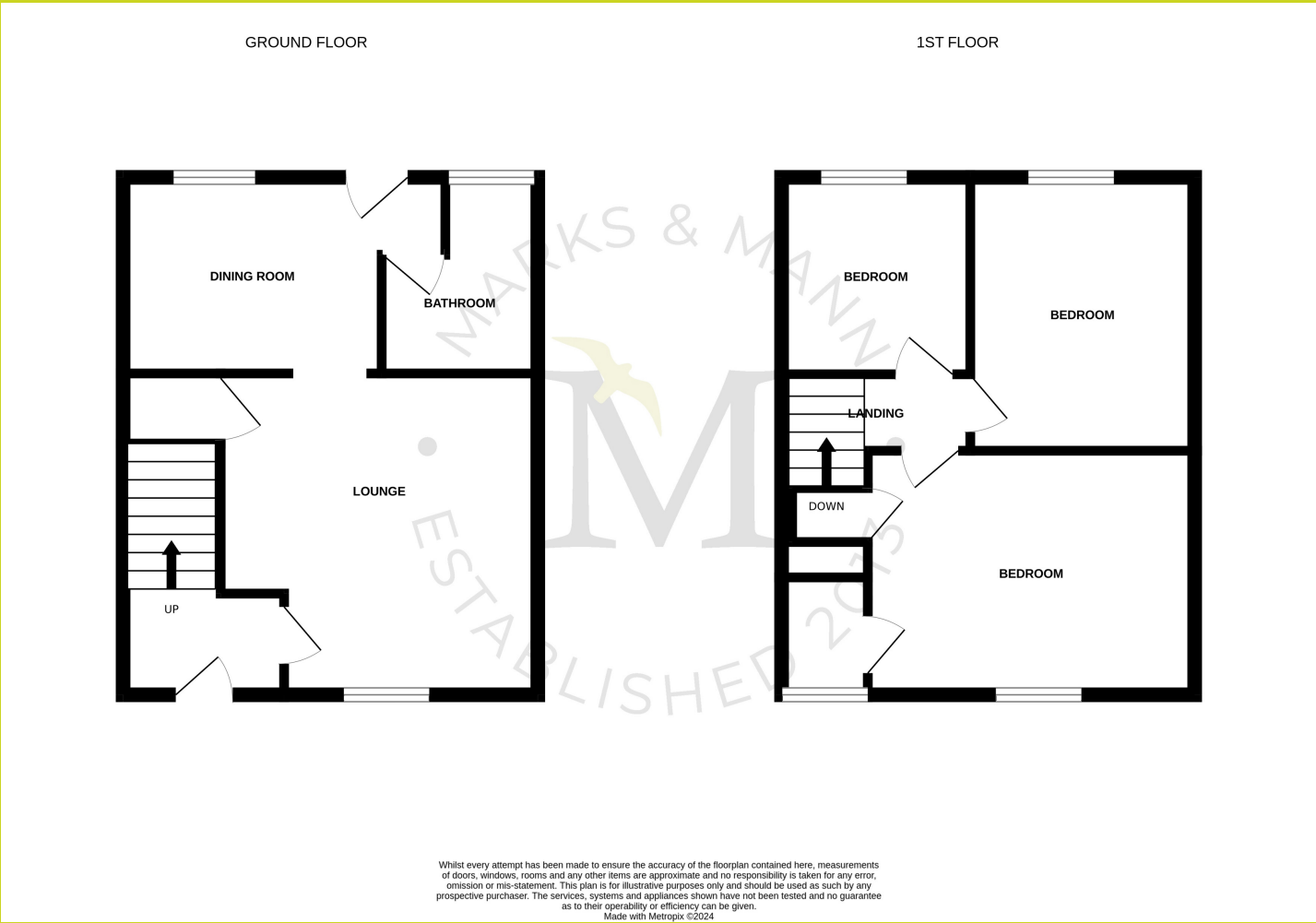
Disclaimer

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 A.

Landseer Road, Ipswich



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

