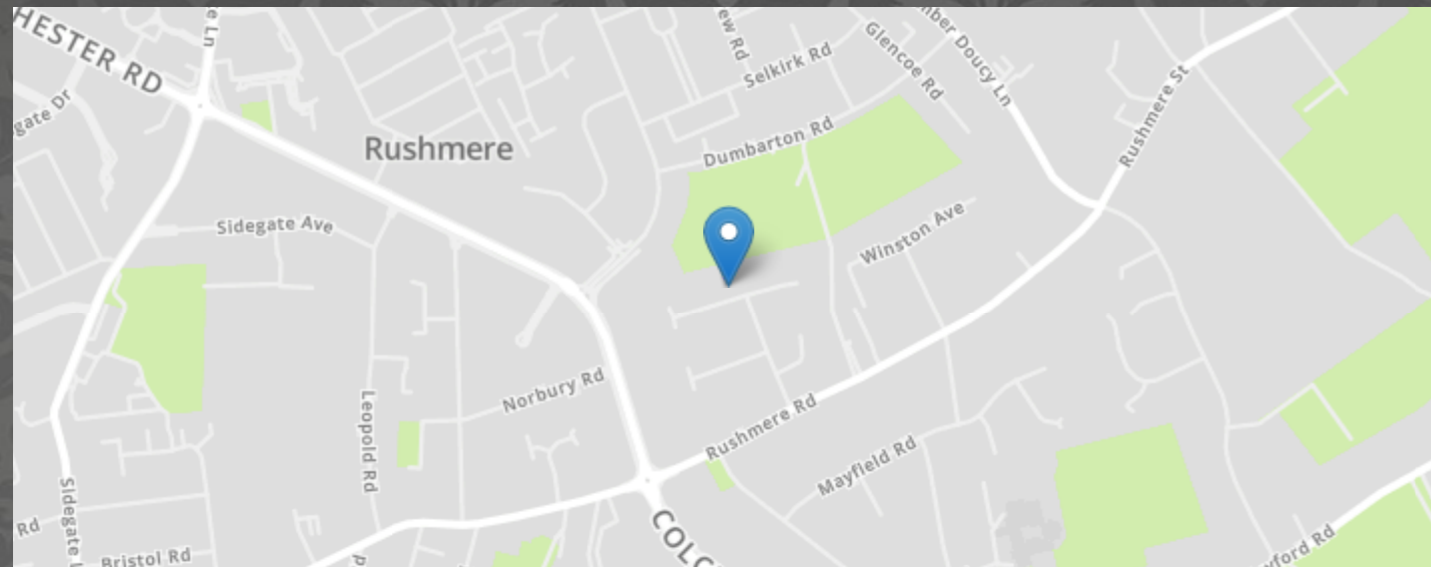


North Lawn, Ipswich



- POPULAR CUL-DE-SAC POSITION OFF RUSHMERE ROAD
- THREE BEDROOM DETACHED BUNGALOW
- KITCHEN WITH ACCESS TO REAR GARDEN
- GARAGE AND OFF ROAD PARKING

- DESIRABLE EAST IPSWICH
- DUAL ASPECT SITTING ROOM WITH FEATURE FIREPLACE AND DOUBLE DOORS TO GARDEN
- FITTED WARDROBES TO BEDROOMS ONE AND THREE
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES

MARKS & MANN



North Lawn, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW situated in a CUL-DE-SAC POSITION off popular Rushmere Road in Ipswich. The property comprises an entrance hallway, sitting/dining room, kitchen, three bedrooms and a family bathroom. The property has the added benefit of off road parking and a garage and in the valuer's opinion, an early viewing is strongly advised to avoid disappointment.

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

£500,000

North Lawn, Ipswich

Entrance hall

Window to front, radiator, doors to all living accommodation and an airing cupboard.

Sitting/dining room

7.09m (max) x 3.70m (max) (23' 3" x 12' 2")
Dual aspect room with window to side and rear, as well as double doors overlooking and leading to the rear garden. Radiator and feature fireplace.

Kitchen

4.23m x 2.90m (13' 11" x 9' 6")
Window and door to side leading to the rear garden. A range of base and eye level units with worktop over, sink, oven, hob and extractor over. Space for a fridge/freezer and space and plumbing for a washing machine.

Bedroom one

3.33m x 3.10m (10' 11" x 10' 2")
Window to front, radiator, fitted wardrobes.

Bedroom two

3.93m x 3.02m (12' 11" x 9' 11")
Dual aspect room with window to side and a window to the front, radiator.

Bedroom three

3.03m x 2.51m (9' 11" x 8' 3")
Window to side, radiator.

Family bathroom

Window to side, radiator, bath, walk-in shower, wash hand basin and WC.

Outside

The front of the property has been laid to lawn with shrub borders. A driveway providing off road parking leads to the front door and the garage which has an electric 'up/over' door with power and light connected. A side gate gives access to the rear garden.

The rear garden has an immediate patio to the rear of the property with the remainder being predominately laid to lawn with shrub borders, enclosed by wooden fencing.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band E.
EPC rating TBC.
Our ref: SM/elr.

Location

North Lawn is situated to the north east of Ipswich, just a short distance from Ipswich Hospital, Ipswich town centre, the popular waterfront and train station with a direct link to London Liverpool Street. There are local schools in both the state and private sectors nearby and for the commuter the A12 and A14 are both within easy reach.

Directions

Please use IP4 3LL as the point of destination.

Money Laundering Regulations

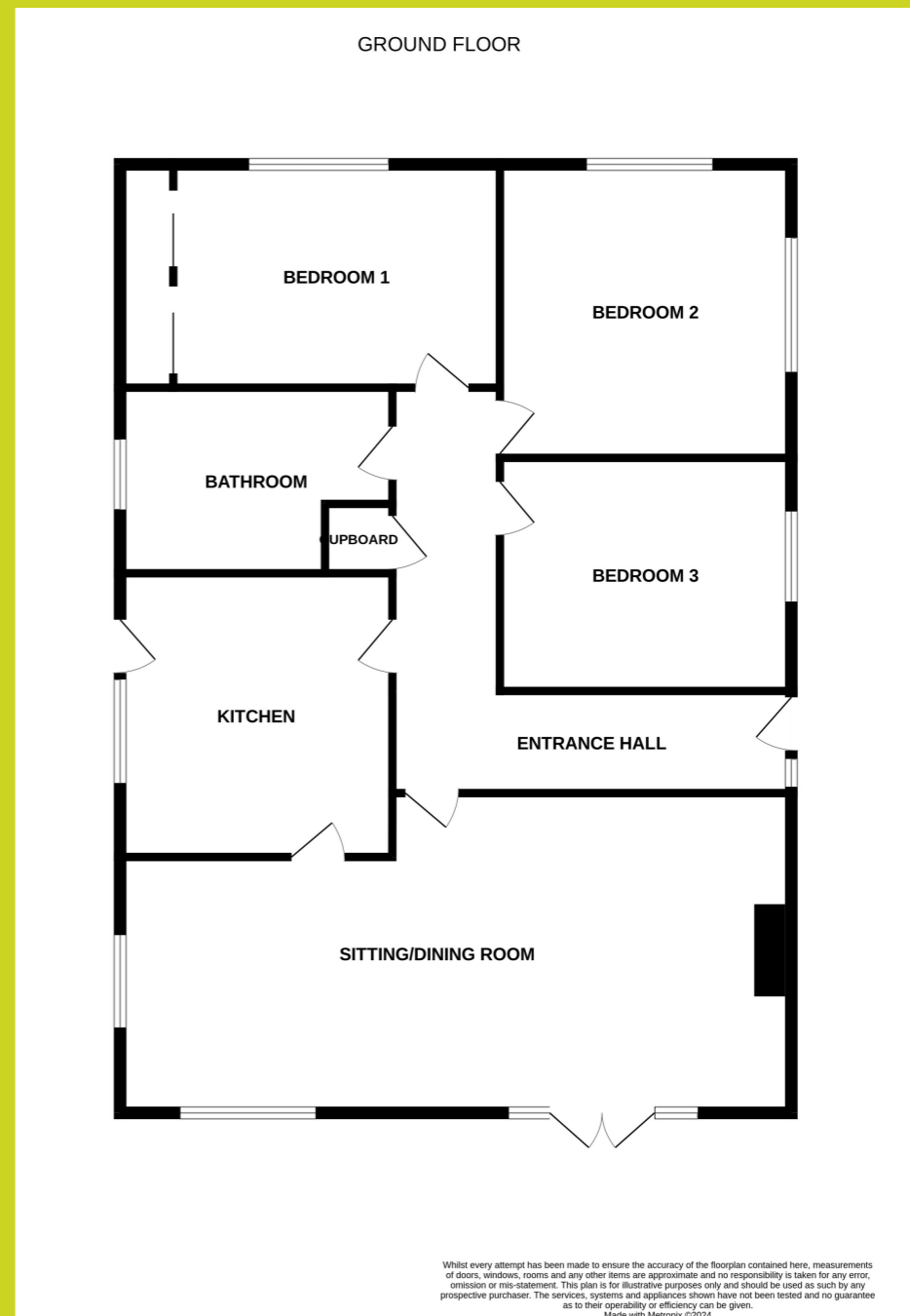
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

North Lawn, Ipswich



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

